

# NEW AUGUSTA CONSERVATION DISTRICT



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INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

Cover Photo: Street Scene in New Augusta, Indiana. A drawing by Frederick Polley from the Indianapolis Sunday Star, April 25, 1926.

All photos from the New Augusta Archive  
located at Pike High School, 6701 Zionsville Road, Indianapolis, IN . Barbara Copeland, archivist.

**Historic Area Preservation Plan**  
**New Augusta Conservation District**  
**(HA-28 NA)**

A part of the  
Comprehensive Plan for Marion County

Adopted by the Indianapolis Historic Preservation Commission

March 3, 1999

Adopted by the Metropolitan Development Commission

March 17, 1999

Prepared by:  
Staff of the Indianapolis Historic Preservation Commission  
In conjunction with  
The New Augusta Village Association

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## TABLE OF CONTENTS

INTRODUCTION .....	1
CONSERVATION AREA DELINEATION.....	3
ARCHITECTURAL AND HISTORICAL SIGNIFICANCE .....	7
Historical Significance .....	7
Architectural Significance .....	8
EXISTING CONDITIONS.....	11
Existing Land Use .....	12
Existing Zoning .....	14
PRESERVATION OBJECTIVES .....	17
RECOMMENDATIONS.....	19
General Land Use and Development Recommendations.....	20
Zoning Recommendations.....	21
Housing Recommendations.....	24
Traffic and Thoroughfare Recommendations.....	25
Public Infrastructure Recommendations .....	26
ARCHITECTURAL AND DESIGN STANDARDS.....	27
RENOVATION DESIGN STANDARDS .....	30
Awnings and Canopies.....	30
Doors and Door Openings.....	32
Handicapped Access .....	34
Masonry.....	36
Non-Contributing Buildings.....	38
Paint Colors.....	39
Porches .....	40
Roofs and Roof Elements.....	42
Security Items.....	44
Sidewalls (Commercial Buildings) .....	45
Siding Materials (wood, vinyl, others).....	46
Storefronts .....	48
Trim and Ornamentation .....	50
Windows and Window Openings.....	52
NEW CONSTRUCTION DESIGN STANDARDS.....	54
Primary Structures.....	56
Additions, Garages and Accessory Buildings .....	64
SITE DEVELOPMENT AND LANDSCAPE STANDARDS .....	66
STANDARDS FOR MOVING BUILDINGS .....	68
SIGN STANDARDS.....	69
PARKING LOT STANDARDS.....	70
PUBLIC INFRASTRUCTURE STANDARDS.....	72
DEMOLITION GUIDELINES.....	73
BUILDING INVENTORY .....	79

**LIST OF MAPS**

GENERAL LOCATION .....	4
NEW AUGUSTA BOUNDARIES.....	5
BUILDING SIGNIFICANCE .....	10
EXISTING LAND USE .....	13
EXISTING ZONING.....	15
PROPOSED ZONING.....	23
NEW AUGUSTA ADDRESSES .....	79



# INTRODUCTION



New Augusta Train Depot. Constructed c. 1895, it is the second depot at this location. (c. 1900)

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**NEW AUGUSTA CONSERVATION AREA**

## INTRODUCTION

The community of New Augusta was founded in 1855 and represents the most significant example of nineteenth century railroad town settlement in Marion County. Similar towns have either been consumed by suburban growth of Indianapolis or have lost much of their integrity through infrastructure improvements, modifications, and additions to the remaining residential structures.

Significant to New Augusta are the number of rural outbuildings and accessory structures which remain. Pike Township's only example of a farmhouse, plus a variety of small nineteenth century barns and storage buildings reflect the semi-rural character of this community. Just as significant to the visual character of the area are the widely spaced houses, the absence of sidewalks and curbs, and the hedge boundaries defining the front yards. In addition to its historic structures, open space also defines the atmosphere of New Augusta.

Today, historic New Augusta is becoming increasingly surrounded by a variety of competing suburban land uses and new development. The City's Comprehensive Plan for Pike Township identifies New Augusta as a "Critical Area" and suggests that the area be protected by local designation. In an effort to implement the Comprehensive Plan, conservation district designation was initiated by neighborhood residents concerned about the protection of the remaining historic resources and the general historic character in the old settlement of New Augusta.

# CONSERVATION AREA DELINEATION



4444 West 71st Street. Mr. and Mrs. Carson M. Hollingsworth in front of their home and garage c. 1933  
(now 71st Street Hair Stylist).

## CONSERVATION AREA DELINEATION

The New Augusta Conservation District is roughly bounded by 74<sup>th</sup> Street on the north, the railroad tracks and Lyons Avenue on the east, 71<sup>st</sup> Street on the south, and a line east of Georgetown Road on the west. Boundaries for the New Augusta Conservation District were selected based upon historical significance, physical properties, the previous boundaries set forth by the National Register of Historic Places, and the residents' perception of the actual boundaries of the neighborhood.

The boundary officially designated by this plan is described below and is depicted on the map on page 5.

### *BOUNDARY DESCRIPTION*

Beginning at the southwest corner of the intersection of Lyons Avenue and West 71<sup>st</sup> Street, the boundary line proceeds westward along the northern edge of West 71<sup>st</sup> Street to a point just east of Georgetown Road at the southwest corner of the lot at 4884 West 71<sup>st</sup> Street. At this point, the boundary line proceeds north to the northwest corner of the lot at 4854 West 72<sup>nd</sup> Street. From here, the line proceeds eastward to the northeast corner of the lot at 4828 West 72<sup>nd</sup> Street. The line then proceeds south to the northwest corner of the lot at 4814 West 72<sup>nd</sup> Street and turns east toward the northwest corner of 4804 West 72<sup>nd</sup> Street. The line then proceeds north to West 73<sup>rd</sup> Street. The boundary then continues east along the south edge of West 73<sup>rd</sup> Street to Coffman Road. At its intersection with Coffman Road, the line proceeds northward along the west side of Coffman Road to the southeast corner of the lot at 7360 Coffman Road. At this corner, the line turns westward and continues to the southwest corner of the lot at 7360 Coffman Road. The line then turns northward and continues to the northwest corner of the lot at 7360 Coffman Road. From this point, the boundary proceeds eastward to the northwest corner of the lot at 4790 West 73<sup>rd</sup> Street. The line then runs northward to the northwest corner of the lot at 4790 West 73<sup>rd</sup> Street. The boundary then continues eastward along the northern edge of the lot at 7402 Pollard Street to Pollard Street. At Pollard Street, the line continues south to its intersection with West 74<sup>th</sup> Street. The line then runs east along West 74<sup>th</sup> Street to Dobson Street. The line crosses Dobson Street and continues eastward along the north edge of the lot at 7329 Dobson Street until it intersects with the property line at 4502 West 73<sup>rd</sup> Street. The line then continues north to the northwest corner of the lot at 4502 West 73<sup>rd</sup> Street and then turns east. The line continues east to the railroad tracks and then the boundary continues in a southeasterly direction along the railroad tracks to its intersection with West 72<sup>nd</sup> Street. From this point, the line continues east along West 72<sup>nd</sup> Street, across New Augusta Road. The boundary continues south to the southwest corner of the lot at 7201 New Augusta Road. The line then turns east until it intersects with the northeast corner of the parcel at 4404 West 72<sup>nd</sup> Street. At this point, the boundary continues south along the eastern edge of this lot and along the western edge of Lyons Avenue to the point of origin: the southwest corner of Lyons Avenue and West 71<sup>st</sup> Street.

# General Location Map

## New Augusta Conservation District



**Indianapolis  
Historic Preservation  
Commission**

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3000 0 3000 6000 Feet

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# Boundaries

## New Augusta Conservation District



**Indianapolis  
Historic Preservation  
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 District Boundary

 National Register  
District Boundary

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# HISTORICAL & ARCHITECTURAL SIGNIFICANCE



Centennial Celebration Photo. Townspeople in period dress for the parade.

## ARCHITECTURAL AND HISTORICAL SIGNIFICANCE

### *HISTORICAL SIGNIFICANCE*

The New Augusta Historic District is significant because it represents one of only two intact nineteenth century railroad communities remaining in Marion County. The other village, Acton, is located in Franklin Township and possesses many similar characteristics to New Augusta. Numerous Marion County towns once developed along various railroad lines; however, as a result of increasing commercial activity and the continued urban sprawl of Indianapolis, these communities have all but vanished. New Augusta exists as an outstanding representation of one of these villages. Established in 1852, the district maintains much of its integrity and small town characteristics. The period of significance extends to 1939 to include early twentieth century building activity that occurred when the area was still commercially active.

New Augusta, located in Pike Township in northwestern Marion County, lies approximately one and one-half miles west of the original town of Augusta. Old Augusta, as it is now known, grew as a result of the 1832 extension of U.S. 421 (Michigan Road) which connected Indianapolis to Michigan City. Increased traffic along the roadway resulted in the community's growth.

In 1852 the Illinois Central Railroad laid its track just west of Old Augusta, thereby encouraging the establishment of a new village. William Hornaday seized upon the opportunity to subdivide his land adjoining the new railroad and the town of Hosbrook evolved. The town took its name from Percy Hosbrook, a member of the committee responsible for the sectioning of the land. There are, however, no extant structures associated with these early settlers. In 1878 due to a confusion over post offices, Hosbrook became New Augusta.

Although established in 1852, New Augusta did not experience a noticeable expansion until the 1870s. In 1872 William and Henry Pollard established a flour mill, the first major industry in the community. Prior to the mill, the only commercial interest was a dry good and grocery establishment owned by J. Klingensmith. However, by 1880 the business directory included six general stores. Other occupations and businesses included: two carpenters, two blacksmiths, three physicians, a wagonmaker, barber, and druggist, in addition to a saw mill which became an extension of the flour mill in 1884. The mill continued to be a viable industry until it burned in 1965. The 1880-81 Indiana State Gazeteer lists lumber as the principle export of New Augusta. The 1882-83 and subsequent Gazeteers list the principle exports as lumber, hogs, and grain. In this manner the railroad encouraged the growth of the town by providing convenient access for farmers to ship their products.

The earliest lots of New Augusta were oriented along the railroad, as plat maps indicate. Subsequent additions, which followed during the years c. 1854 to c. 1889 produced the more linear grid-like pattern evidenced today. Between 1854-89 Reuben Klingensmith's property added 13 lots to the east of the original plan; Henry Dobson and George Hornaday added 28 lots directly west and Hornaday added an additional two blocks to the



west. The boundaries of the town never extended beyond the 1889 additions, leaving New Augusta to retain its original village characteristics.

There are no clear reasons why New Augusta ceased to expand or merge with Old Augusta; however, several speculated explanations exist. Aside from the railroad, all other traffic routes were located adjacent to Old Augusta. Both the Interurban lines and the main thoroughfare of Michigan Road led to the growth and expansion of Old Augusta while bypassing New Augusta. With the advent of the automobile, traffic patterns continued to shift toward Old Augusta away from the railroad.

The district continues to maintain its rural characteristics. Distinct boundaries help to isolate the district and separate it from nearby industrial parks and various commercial activity. Within the district one finds small-scale vernacular housing, numerous small barns and outbuildings, a town pump, and a small commercial center.

### *ARCHITECTURAL SIGNIFICANCE*

The housing stock of New Augusta can be characterized as vernacular interpretations of nineteenth and twentieth century architectural styles. While a few houses have ornamentation which reflects high styles of the period, the majority of buildings are simple and lack ornamentation, reflecting the rural, agricultural background of the village. Characterized by the simplistic lines and lack of ornamentation, these folk houses usually consist of front gable, gable and wing plan, or Hall and Parlor plan. Indicative of the small rural climate of New Augusta, many of these houses have accompanying outbuildings in the form of garages, barns, and small animal shelters.

The residence at 7124 Purdy typifies the vernacular trend. One of the oldest homes within the district, this c. 1855 frame building is void of ornamentation. Of particular interest is the brick warmhouse attached to the southwest corner of the main structure. Vegetables and fruit were stored in this room in the winter to prevent freezing.

The residence at 4546 W. 71<sup>st</sup> Street, built c. 1871, displays several elements seen on high style Queen Anne structures. This was a popular architectural style in the late nineteenth century, characterized by asymmetrical turrets, bay windows, and spindled porches.

The most high-styled house in the district is the Italianate building located at 7123 New Augusta Road. Circa 1875 it is believed that Asa G. Myers, a large land owner, built the two story house. Brackets still support the eaves of the medium-pitched hipped roof. Elliptical arch headers and the bay window on the southern façade are likewise characteristics of this architectural style popular throughout the Midwest in the late nineteenth century.

There are several buildings of note concentrated along Dobson and Pollard Streets. The commercial area, centered at the corner of Dobson and W. 72<sup>nd</sup> Streets has two large nineteenth century structures. This area served as a gathering place for local farmers.

New Augusta represented a town where people could purchase supplies and exchange news. The two story brick building at 7202-04 Dobson is the former Oddfellows Building. As the largest commercial building in the village, the Oddfellows building housed such businesses as an ice cream store, grocery store, and barber shop. Another lodge building is located at 4705 W. 72<sup>nd</sup> Street. This Masonic Lodge also housed businesses on the main level, including the New Augusta State Bank from 1911-1963.

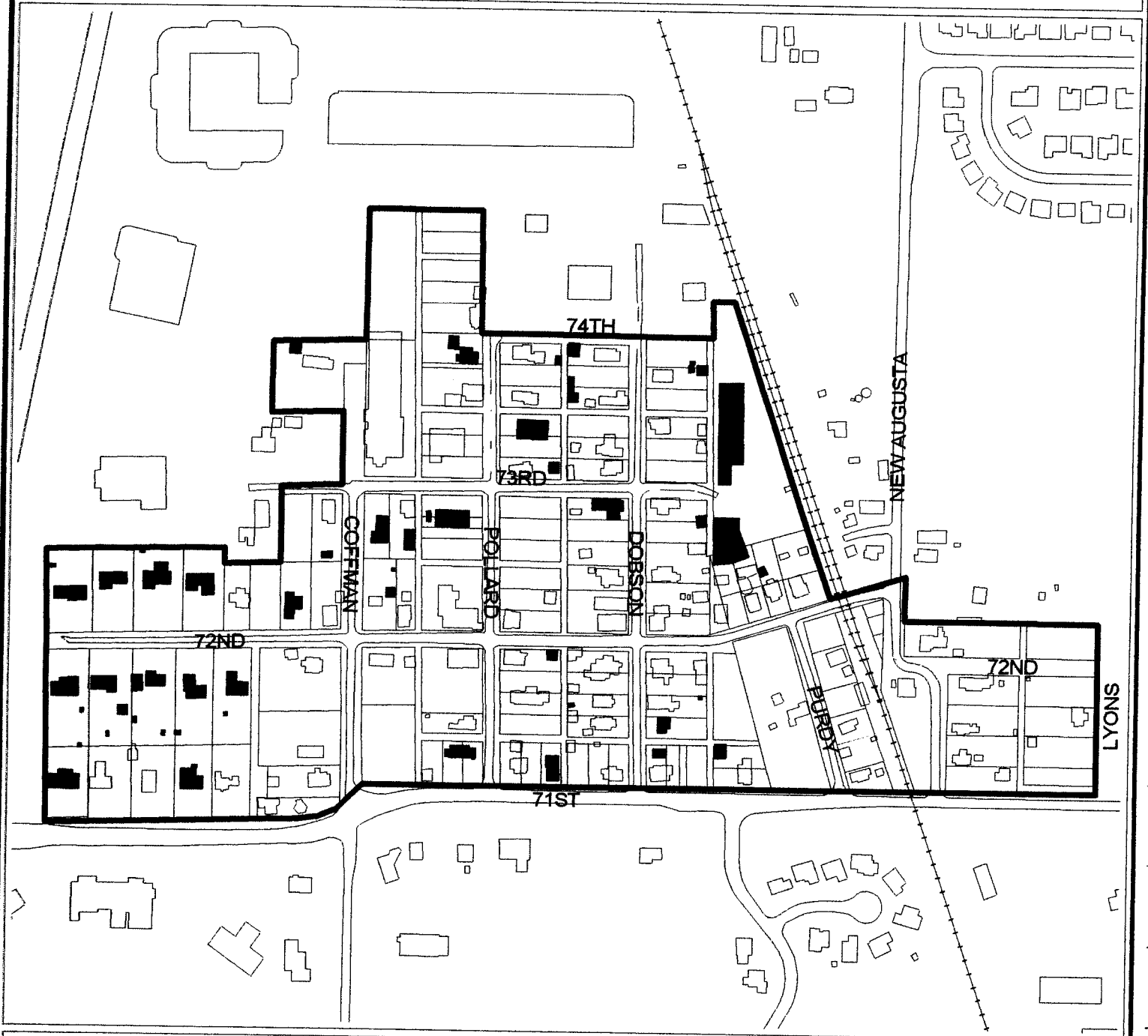
During the latter part of the nineteenth century, three churches established themselves in New Augusta. Today, the only remaining religious structures is the Salem Lutheran Church located at the intersection of W. 72<sup>nd</sup> and Dobson Streets. Built between 1876-80, this Romanesque Revival style church dominates the streetscape in this area. Such elements as the gabled nave, corbel table, and round arched openings are typical characteristics of the style.

Another structure of note to New Augusta served in an educational capacity. The building at 4790 W. 73<sup>rd</sup> Street, erected c. 1880, originally existed as a four room schoolhouse. In 1912 the school was closed and the building was enlarged to become a gymnasium. The structure was enlarged again in 1916 and 1921. The gym was closed in 1942.

Today, the New Augusta train depot stands as a reminder of the importance and influence the railroad had to this small village. Constructed c. 1895, it is the second depot at this location. A previous structure built in 1852 burned to the ground shortly before the new depot was built.

# Building Significance

## New Augusta Conservation District



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 Contributing  
Non-Contributing

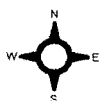
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# EXISTING CONDITIONS



Dedication of the Pike Township Honor Roll Board, honoring those serving in World War II. The honor roll board hung on the Odd Fellows building at 7202-04 Dobson Street. (c. 1943)

## **EXISTING CONDITIONS**

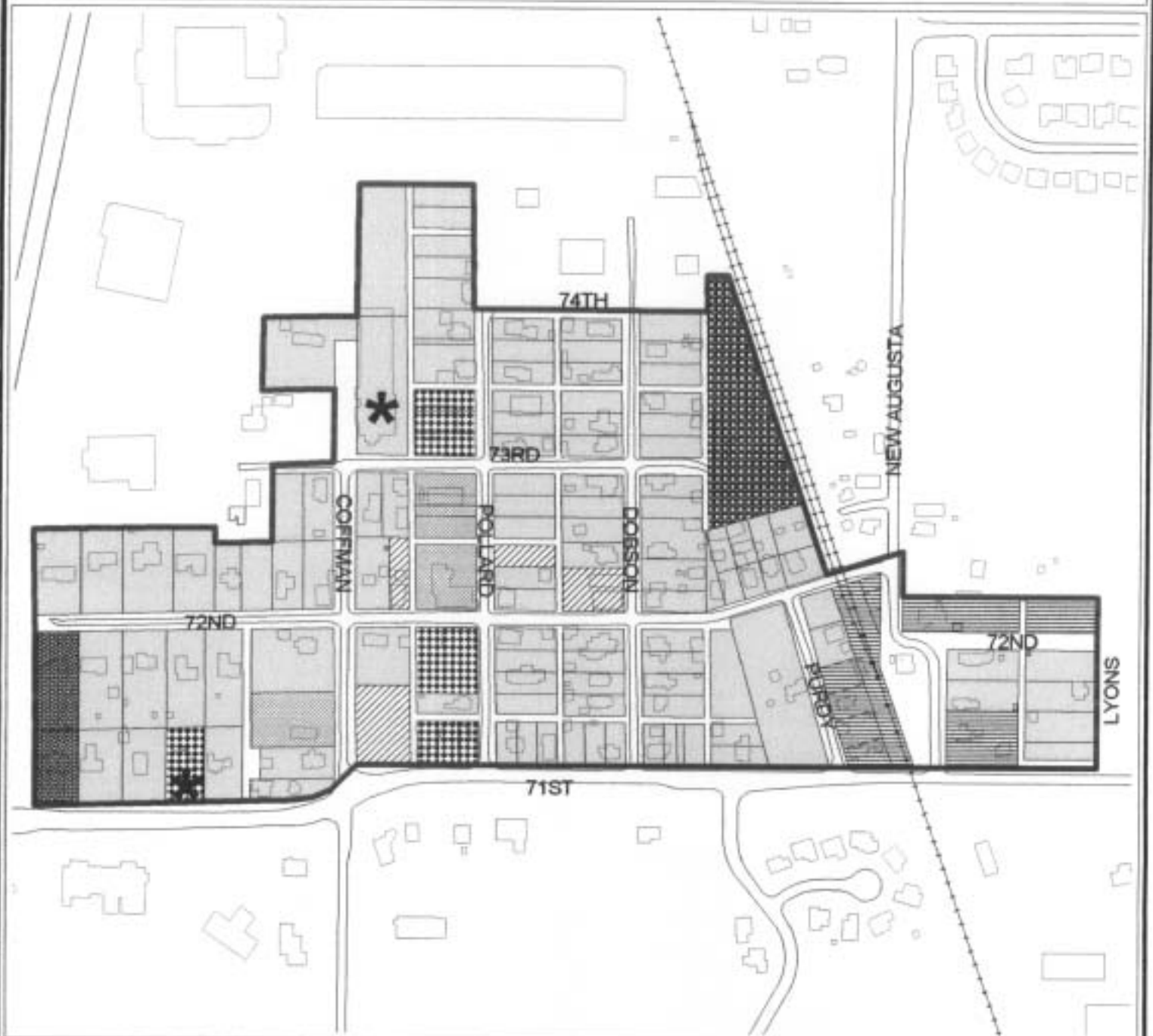
The purpose of this section is to give a snapshot view of the general conditions existing within New Augusta at the time this plan is developed and adopted. Despite the expansion of surrounding commercial, industrial, and residential uses, New Augusta has, thus far, been able to retain much of its historic character. This section will help to identify where threats to neighborhood character are most likely to take place by taking an inventory of things such as traffic concerns, current land uses, and current zoning classifications. It will also help to measure the change that occurs in the future.

***EXISTING LAND USE***

New Augusta is primarily a residential neighborhood, with most of its land occupied by single family homes. Throughout the neighborhood, however, is a scattering of office and retail uses along with two areas of church related uses. There is no strong concentration of office/retail use, though much of it seems to be located on or near 71<sup>st</sup> Street. Located along the railroad tracks to the east is a pocket of industrial use.

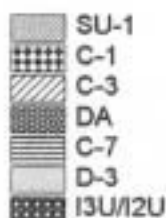
# Existing Zoning

## New Augusta Conservation District



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**\* Denotes property has a variance**

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***EXISTING ZONING***

The New Augusta Conservation Area contains the following zoning districts:

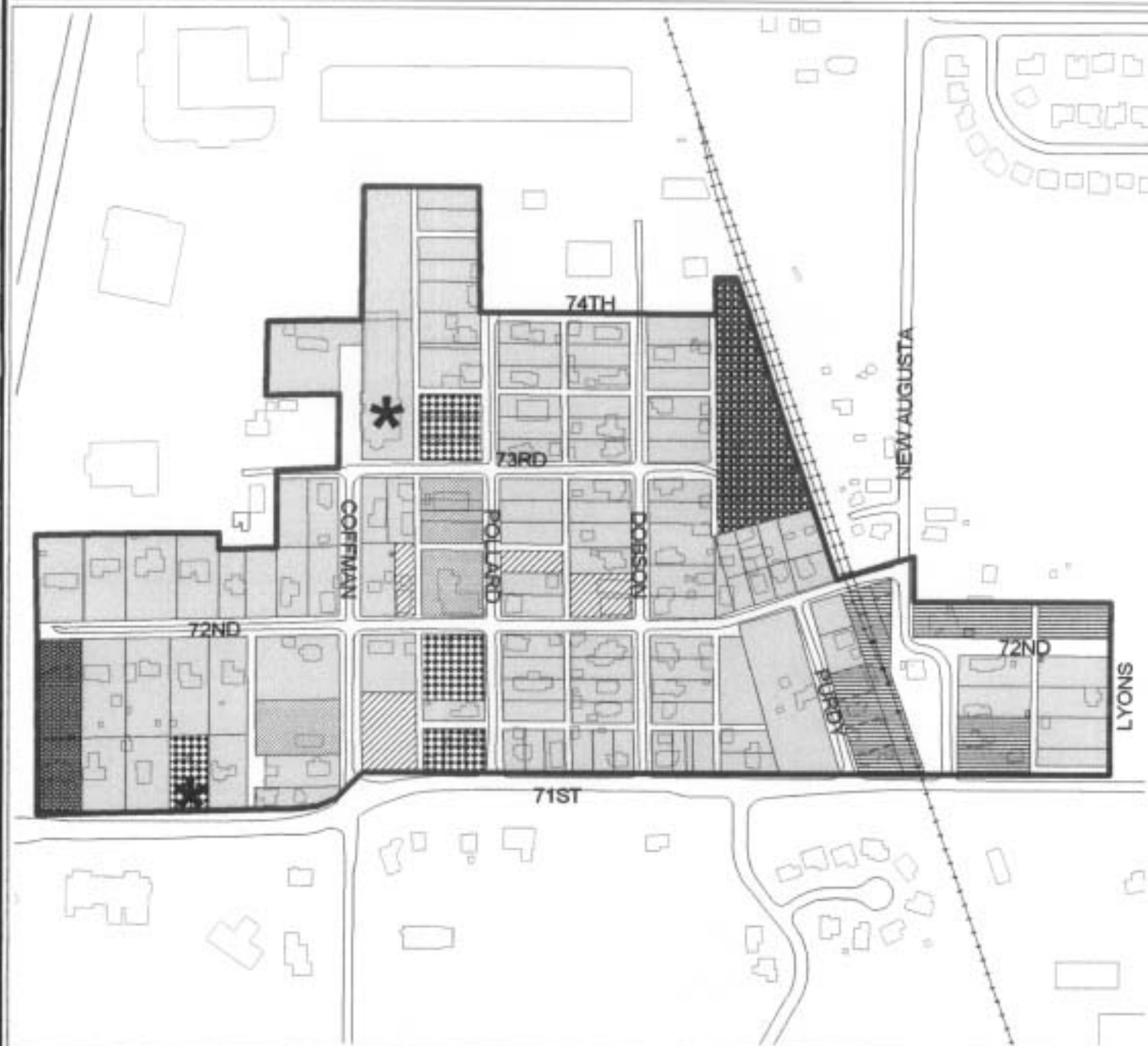
- D3- Dwelling District
- DA - Dwelling Agriculture
- C1 - Commercial (office buffer district)
- C3- Commercial (neighborhood commercial district)
- C7 Commercial (high intensity commercial district)
- I2U Light Industrial Urban District
- I3U Medium Industrial Urban District
- SU1 Special Use District

For complete information about permitted uses and development standards, consult the applicable zoning ordinance.



# Existing Zoning

## New Augusta Conservation District



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	SU-1
	C-1
	C-3
	DA
	C-7
	D-3
	I3U/I2U

\* Denotes property has a variance

100 0 100 200 300 Feet



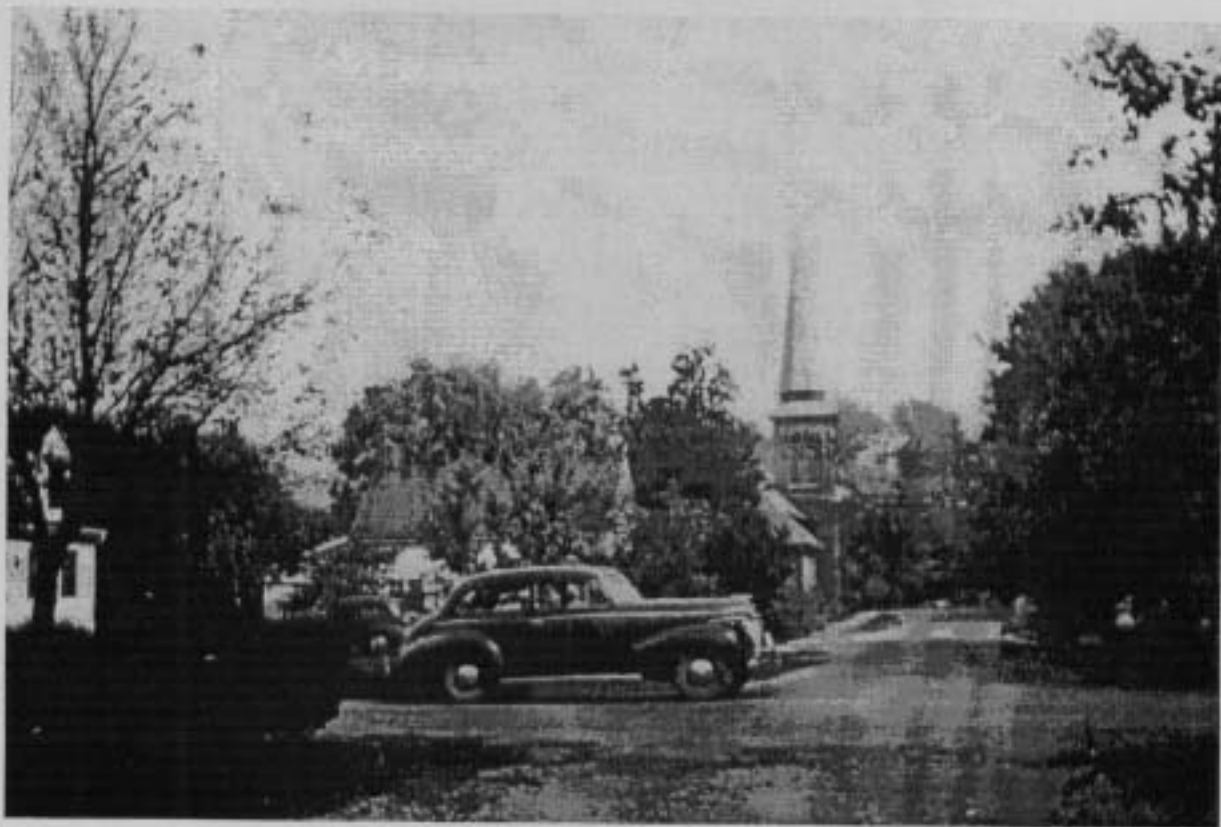
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# PRESERVATION OBJECTIVES



Looking east on Walnut Street (now 72nd Street). Dr. Charles Dobson, area veterinarian,  
car in the foreground. (10-10-1943)

## **PRESERVATION OBJECTIVES**

### **Building Objectives**

- Support and encourage the rehabilitation of historic buildings in a manner that complements and reflects the history and character of the neighborhood.
- Encourage new design that is compatible with and enhances the unique architectural and historic character of the district.

### **Land Use Objectives**

- Maintain the current balance of residential and commercial buildings.

### **New Development Objectives**

- Encourage new residential construction on vacant lots to be compatible with and enhance the unique architectural and historic character of the district.
- Discourage the subdivision and overbuilding of sites that were historically large and open.

### **General Neighborhood Character Objective**

- Preserve and enhance the neighborhood character through landscaping and infrastructure improvements that are consistent with the semi-rural, small town character.

### **Revitalization/Stability Objective**

- Encourage the establishment of neighborhood serving businesses in vacant commercial buildings.

### **Public Infrastructure/Amenities Objectives**

- Encourage the installation of period-appropriate infrastructure.
- Encourage the preservation of historic circulation patterns.

## RECOMMENDATIONS



Wagle Brothers General Store formerly at 7202 Dobson Street. Matthew and Grover Wagle called from sorting ration stamps for this photo. (10-18-1943).

## **RECOMMENDATIONS**

The purpose of this section is to provide recommendations for future actions that will affect the physical development and character of New Augusta. The recommendations were developed by IHPC staff in consultation with neighborhood residents and property owners. As with any recommendations, they are meant to guide, not mandate, and are to be used as tools in developing actions and strategies for future decisions.

***GENERAL LAND USE AND DEVELOPMENT RECOMMENDATIONS***

New Augusta is being increasingly surrounded by suburban housing, commercial centers, office and industrial development, which potentially threatens New Augusta's historic character. The primary land use and development objective identified by residents and property owners is to maintain the current mix of residential and commercial uses. Another concern is the conversion of houses to commercial use and the future development of vacant lots for commercial use. To help protect the neighborhood from these threats, the following recommendations are suggested:

- Encourage the continued use of historic houses as residences.
- Encourage the continued use of historic commercial buildings for office or retail use.
- Consider changes in use from residential to office along W. 71<sup>st</sup> St., provided residential buildings retain their residential character.
- Support construction of compatible single family housing on vacant lots to strengthen the existing residential core.
- Discourage the conversion of residential buildings to commercial uses.
- Discourage demolition of existing structures for commercial and parking uses.
- Discourage the subdivision and overbuilding of sites that were historically large and open.

## ***ZONING RECOMMENDATIONS***

One way to protect New Augusta from inappropriate development is to provide appropriate zoning. Currently, most of the area is zoned D-3, which supports its medium density single family housing. A wide range of development opportunities are allowed in other zoning districts in New Augusta. Properties unnecessarily zoned for commercial use are of primary concern. Inappropriate zoning could make it possible for New Augusta to lose historic fabric and character to commercial uses. In response to these threats, the following recommendations are suggested:

### **D-3: medium density residential.**

- Most of New Augusta is zoned D-3. A D-3 property should not be rezoned unless the existing building on it was built for non-residential use and rezoning is necessary to allow a use appropriate to the building and compatible with the neighborhood.
- If special circumstances warrant consideration of a non-conforming use within a D-3 zone, a variance of use (preferably limited to the owner) should be considered before a rezoning.
- Exception: The relatively large site and building at 4790 W. 73<sup>rd</sup> St. is not suited to residential use but is presently zoned D-3 (with a variance to allow industrial use). If the site should become vacant, D-3 is preferred. As long as the present building exists, variances should be considered if they allow uses compatible with the building and the neighborhood.

### **SU-1: Special use district for churches.**

- The two properties zoned SU-1 in the neighborhood are appropriate for their church uses.
- If church use ceases, C-1 and/or D-3 should be considered to accommodate the adaptive reuses of the existing non-residential buildings.

### **D-A: agricultural and large estate residential (minimum 3 acres).**

- The lots with houses at 4901 W. 72<sup>nd</sup> St. and 4884 W. 71<sup>st</sup> St. should be rezoned D-3 to be consistent with the adjacent lots with identical size and development.
- The vacant lot on W. 72<sup>nd</sup> St. on the eastern boundary of the neighborhood should be zoned D-3 to accommodate residential development. The lot is too small for D-A development.
- All three of these properties should be rezoned D-3.

### **C-1: Exclusively office uses.**

- C-1 is appropriate for the non-residential buildings at 4710 W. 73<sup>rd</sup> St. and 4705 W. 72<sup>nd</sup> St.
- The buildings at 4730 and 4840 W. 71<sup>st</sup> St. have been converted from residential to office uses. C-1 is appropriate since they will not likely become residences again.
- If properties with W. 71<sup>st</sup> St. addresses are converted from residential uses, variances or rezoning to C-1 should be considered to allow office uses, which can respect the architecture of the buildings and have minimal impact on nearby residences.

**C-3: Neighborhood commercial**

- Three properties in New Augusta are zoned C-3, which allows many commercial uses that would not be compatible with the neighborhood, including gas stations, convenience markets and carry-out food establishments.
- The relatively large vacant site at 7117 Coffman Rd. should be zoned D-3 and residential development should be oriented to Coffman St. rather than W. 71<sup>st</sup> St.
- A small vacant site on Pollard St. north of 4636 W. 72<sup>nd</sup> St. is not appropriate for offices and should be zoned D-3.
- The site at the northwest corner of Dobson St. and W. 72<sup>nd</sup> St. contains two historic non-residential structures. C-3 allows far too intense uses and should be changed to C-1.

**C-7: High intensity commercial.**

- Much of the property in the southeast corner of the neighborhood is zoned C-7, which is defined as incompatible with residential development and allows almost any type of commercial development. It should all be rezoned.
- C-7 property on the east side of Purdy should be zoned D-3.
- Other C-7 property should be C-1 (with a variance limited to the owner, if needed and appropriate).

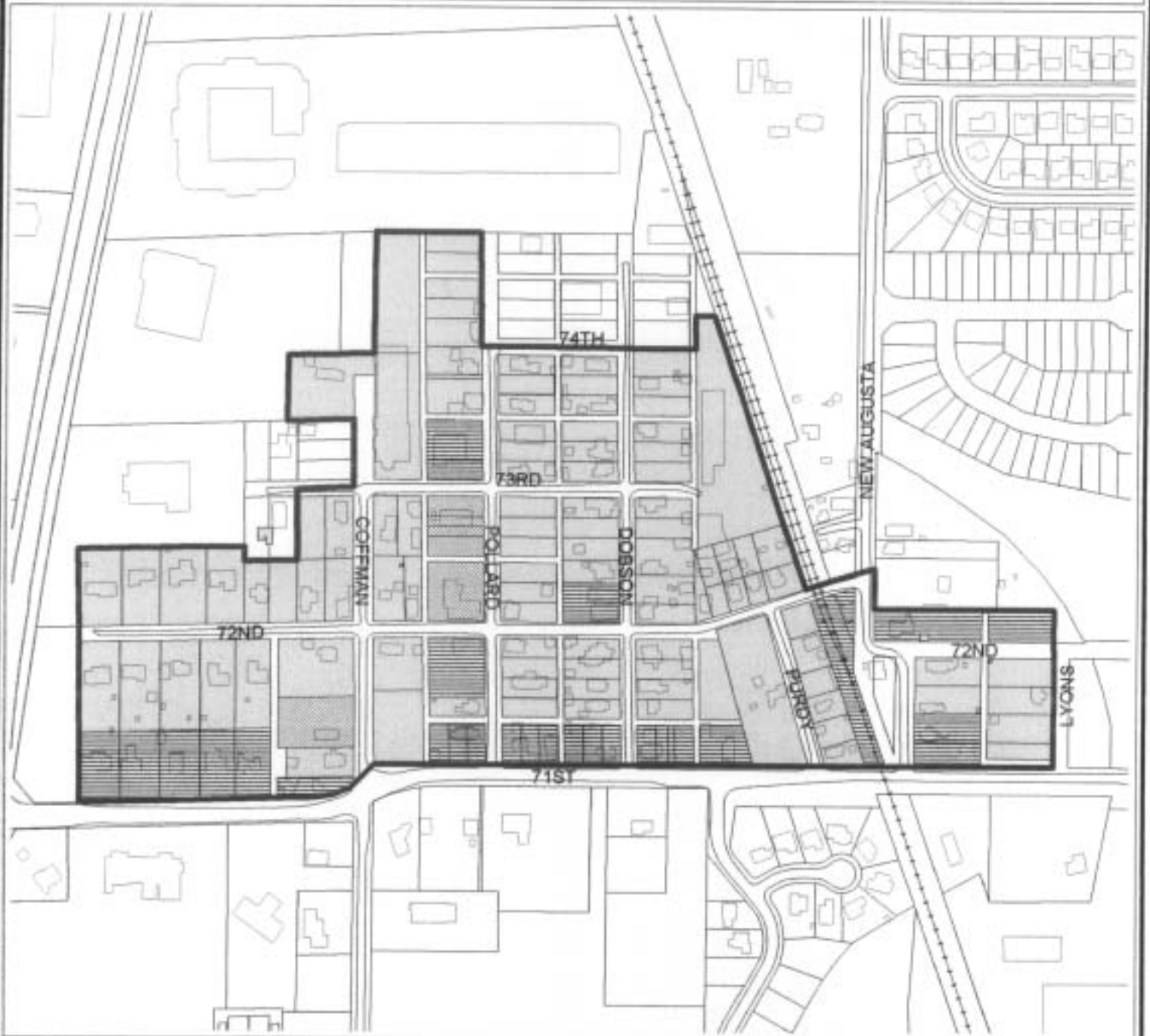
**I-2-U and I-3-U: Light and medium industrial urban districts.**

- Two adjacent properties along the railroad tracks carry these zoning designations.
- Due to the small size of the sites, lack of adequate access and surrounding housing, these sites are not ideal for industrial development. The present zoning accommodates the uses and buildings now on the sites. If the sites ever become vacant, they should be rezoned to a zoning designation more compatible with the surrounding residences.



# Proposed Zoning




## New Augusta Conservation District



100 0 100 200 300 Feet



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 C-1  
 SU1, C-1, or D-3  
 D-3

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### ***HOUSING RECOMMENDATIONS***

The New Augusta neighborhood consists primarily of residential structures, thus contributing to the area's semi-rural character. Another contributor to this character is the wide spacing of homes and the abundance of open space. All of these qualities have been identified as assets by the residents of New Augusta, and are vitally important to the preservation of the neighborhood's historic character.

- Encourage the continued use of historic houses as residences.
- If existing vacant lots are developed, encourage the construction of compatible single family housing in order to strengthen the existing residential core.
- Discourage the conversion of residential structures for commercial use unless they are immediately adjacent to W. 71<sup>st</sup> St.

***TRAFFIC AND THOROUGHFARE RECOMMENDATIONS***

The residents of new Augusta, because of increasing pressures placed on the neighborhood by nearby new development, are concerned about issues of traffic safety and circulation. The streets and alleys within New Augusta currently reflect the residential and rural characteristics of the neighborhood. Streets are narrow, are absent of curbing, and most are not through-streets which carry traffic quickly across the neighborhood to other destinations. The fact that there are few through-streets is an asset to the neighborhood, protecting it from potentially dangerous traffic and maintaining the slower-paced residential feel of the area.

The IHPC has no specific jurisdiction over matters of traffic control and use of public rights-of-way (aside from physical design, if a change is to occur). However, it is recommended that certain issues be investigated for solutions that will better support the continuing conservation and preservation of the neighborhood. The issues are probably best pursued by neighborhood property owners and the neighborhood association with support from this plan. The following issues were identified by neighborhood residents during the process of developing this plan:

- Encourage measures to slow the speed of traffic on W. 71<sup>st</sup> Street and New Augusta Road.
- Maintain the established truck routes through New Augusta.
- Discourage the vacation of existing alleys and encourage the retention of alley access to properties.
- Discourage the development of additional through streets within the neighborhood.
- Encourage the development of a right turn lane from New Augusta Road to W. 71<sup>st</sup> St.
- If W. 71<sup>st</sup> St. is improved, a traffic control light should be considered at the intersection of W. 71<sup>st</sup> St. and New Augusta Road.
- If W. 71<sup>st</sup> St. is widened, every effort should be made to avoid and minimize the effect of the road improvements on the properties along the New Augusta side (north side) of the street.

### ***PUBLIC INFRASTRUCTURE RECOMMENDATIONS***

The New Augusta neighborhood has a visual character that is defined by its open space, widely spaced houses, and the absence of sidewalks and curbs. These characteristics, in addition to the presence of barns and outbuildings, give the area a rural, small town feel which could be disrupted by the installation of additional infrastructure where it historically did not exist. Any future alterations to the public infrastructure should be for the purpose of enhancing the historic neighborhood character or denoting historic neighborhood boundaries.

- Encourage the maintenance of existing sidewalks.
- Discourage the addition of new sidewalks within the neighborhood, where sidewalks did not historically exist.
- Encourage the development of a sidewalk along the south side of 71<sup>st</sup> Street.
- Property owners and the neighborhood association should investigate, and initiate if feasible, the installation of light fixtures with the appropriate historic character to help denote the district.
- Property owners and the neighborhood association should investigate, and initiate if feasible, the installation of historic street signage or historic district signage to help denote the district.
- Encourage the addition of historically appropriate landscaping on city-owned property.
- Encourage and support the correction of drainage and storm sewer problems.
- Encourage the burial of all utilities with new development.



# ARCHITECTURAL & DESIGN STANDARDS



New Augusta Grain Elevator (Date Unknown)

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NEW AUGUSTA CONSERVATION AREA

## **ARCHITECTURAL AND DESIGN STANDARDS**

### **PURPOSE OF ARCHITECTURAL AND DESIGN STANDARDS**

These standards are intended to help individual property owners choose an appropriate approach to issues which arise when working on historic buildings and when developing in an historic area. They are meant to indicate a range of alternative approaches which may differ from building to building and from property to property, but which are, nevertheless, compatible with the character of the New Augusta Conservation Area. The standards are not meant to restrict creativity, but are meant to suggest appropriate approaches and to guard against unsympathetic actions.

Each standard contains an explanation of what is subject to review and approval by the IHPC and a set of guidelines that provide recommended and not recommended approaches to specific kinds of work to be undertaken. Only those items and actions specifically noted as "Subject to Review and Approval" require a certificate of appropriateness.

### **CERTIFICATES OF APPROPRIATENESS (COA's)**

The Indianapolis Historic Preservation Commission (IHPC) grants approvals by issuing certificates of appropriateness or, in special circumstances, certificates of authorization (in the case of an inappropriate action approved for a special circumstance). The IHPC uses the design standards when it reviews and makes decisions regarding alterations, new construction, reconstruction, and demolition.

### **THE IHPC'S STATUTORY AUTHORITY TO APPROVE**

A state statute (I.C. 36-7-11.1) authorizes the IHPC to review and approve the following actions before they occur in a district:

- construction of any structure
- reconstruction of any structure
- alteration of any structure
- demolition of any structure
- rezoning
- variance of use
- variance of development standards

Before receiving any permits or undertaking any work to or on the exterior of a building, and that constitutes construction, reconstruction, alteration, demolition or is otherwise included in these standards as "Subject to Review and Approval," a Certificate of Appropriateness or Certificate of Authorization from the Indianapolis Historic Preservation Commission must be obtained.

### **WHERE TO FIND HELP**

The IHPC staff may be consulted for assistance in meeting the standards, applying for certificates of appropriateness, and for obtaining IHPC rules, policies and procedures. At

the time this plan is written, the staff may be reached at (317) 327-4406.

### **CONSERVATION DISTRICT EXEMPTED ACTIONS**

The state statute allows a preservation plan to specifically exempt certain categories of work involving the construction, reconstruction, alteration or demolition of structures from the requirement that a certificate of appropriateness be issued. In a preservation plan for a conservation district, the following is the guiding principle:

All construction, reconstruction, alteration and demolition of any structures in the conservation district is exempt from the requirement that a certificate of appropriateness be issued UNLESS specifically noted in the design guidelines as "Subject to Review and Approval."

The above principle is very different from an historic district, where it is assumed that all work is subject to review and approval UNLESS specifically exempted.

### **DEFINITIONS OF TERMS IN THE STANDARDS**

#### **1. NOT SUBJECT TO REVIEW AND APPROVAL**

IHPC DOES NOT REVIEW. Each standard has a statement that explains exactly what is NOT subject to review and approval by the IHPC and does NOT need a certificate of appropriateness. The statement is surrounded on the page by a border. In most cases, it will state that all work related to the specific issue is exempt from IHPC review and approval unless specifically noted separately as "Subject to Review and Approval."

#### **2. SUBJECT TO REVIEW AND APPROVAL**

IHPC DOES REVIEW. This is a list of those things that specifically ARE SUBJECT to review and approval by the IHPC

#### **3. GUIDELINES**

Each design standard includes guidelines that relate to the items listed as "Subject to Review and Approval." They are enforceable by the IHPC. Guidelines help to develop a design and development framework within which people can understand the appropriateness of proposed work. These guidelines may be less comprehensive and less restrictive than for an historic district.



**CONTENTS OF  
NEW AUGUSTA CONSERVATION DISTRICT ARCHITECTURAL  
AND DESIGN STANDARDS**

RENOVATION DESIGN STANDARDS .....	30
AWNINGS AND CANOPIES .....	30
DOORS AND DOOR OPENINGS .....	32
HANDICAPPED ACCESS .....	34
MASONRY .....	36
NON-CONTRIBUTING BUILDINGS .....	38
PAINT COLORS .....	39
PORCHES .....	40
ROOFS AND ROOF ELEMENTS .....	42
SECURITY ITEMS .....	44
SIDEWALLS (Commercial Buildings) .....	45
SIDING MATERIALS (wood, vinyl, other) .....	46
STOREFRONTS .....	48
TRIM AND ORNAMENTATION .....	50
WINDOWS AND WINDOW OPENINGS .....	52
 NEW CONSTRUCTION DESIGN STANDARDS .....	 54
PRIMARY STRUCTURES .....	56
ADDITIONS, GARAGES AND ACCESSORY BUILDINGS .....	64
 SITE DEVELOPMENT AND LANDSCAPE STANDARDS .....	 66
 STANDARDS FOR MOVING BUILDINGS .....	 68
 SIGN STANDARDS .....	 69
 PARKING LOT STANDARDS .....	 70
 PUBLIC INFRASTRUCTURE STANDARDS .....	 72
 DEMOLITION GUIDELINES .....	 73

## **RENOVATION DESIGN STANDARDS**

### **AWNINGS AND CANOPIES**

#### **NOT SUBJECT TO REVIEW AND APPROVAL**

Anything related to awnings and canopies is exempt, except as noted in "Subject to Review and Approval." Examples of exemptions include:

- **Temporary<sup>1</sup> Awnings and Canopies**: Any awning or canopy except as described below. Types include canvas and metal awnings usually found on houses.

#### **SUBJECT TO REVIEW AND APPROVAL**

**Permanent<sup>2</sup> Awnings and Canopies** attached to the front façade<sup>3</sup> of a building or to a façade visible from the street.

### **GUIDELINES**

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

#### **RECOMMENDED**

1. Permanent awnings and canopies are generally appropriate if there is evidence that one originally existed on the building or they were typically installed on buildings of the same style and era.
2. A permanent awning or canopy should not obscure original architectural detail on a building.

#### **NOT RECOMMENDED**

1. Permanent awnings and canopies are generally not recommended when there is no evidence that one originally existed on the building or they were not typically installed on buildings of the same style and era.

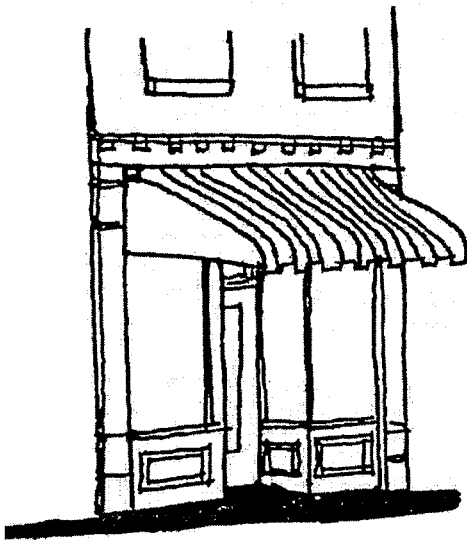
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<sup>1</sup> "Temporary" means attached to the structure in a marginal, easily removable manner. A temporary awning or canopy is usually easily removable, often by hand, and its installation or removal has almost no structural effect on the building.

<sup>2</sup> "Permanent" means permanently affixed to the structure of the building and not meant to be easily removable. A permanent awning or canopy is usually integrated into the structure of the building and its installation or removal would result in significant work.

<sup>3</sup> "Front Façade" means the façade facing the street. In the case of corner properties, the façade facing the main street and the façade facing the side street are both considered "front facades" for the purposes of these standards.

NEW AUGUSTA CONSERVATION DISTRICT  
RENOVATION DESIGN STANDARDS



**RECOMMENDED**



**NOT RECOMMENDED**

## DOORS AND DOOR OPENINGS

### NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to doors is exempt, except as noted in "Subject to Review and Approval." Examples of exemptions include:

- Door replacement on any facade
- Garage doors
- Storm and screen doors
- Door hardware
- Addition of new door openings on non-front facades<sup>4</sup> only.
- Removal of existing door openings on non-front facades only.

### SUBJECT TO REVIEW AND APPROVAL --Front Facade<sup>5</sup> Only

- Alteration of door openings and door trim on front facades only. Changes in size, shape and material.
- Addition of new door openings on front facades only.
- Removal of existing door openings on front facades only.

## GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

### RECOMMENDED

1. Retain original door openings and trim on the front facade in their unaltered condition.
2. Replacement doors should complement with the character and style of the building.
3. If an alteration to a front facade door opening must be made, it should be done with as little effect on the historic character of the house as possible.

### NOT RECOMMENDED

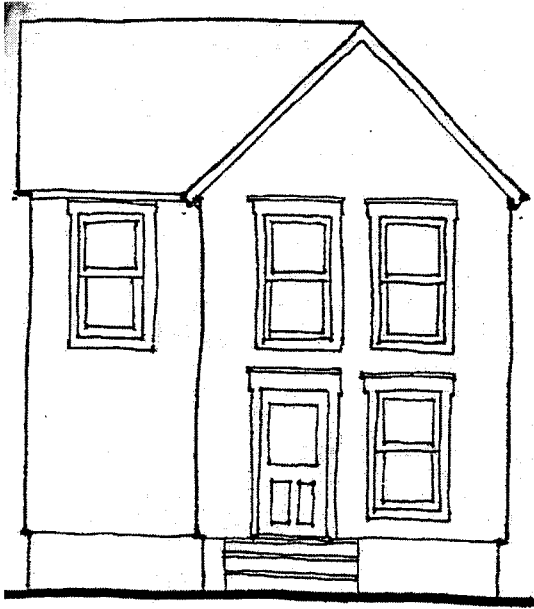
1. Eliminating original or adding new door openings on the front facade.
2. Changing the original size and shape of front facade door openings.

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<sup>4</sup> "Front Façade" means the façade facing the street. In the case of corner properties, the façade facing the main street and the façade facing the side street are both considered "front facades" for the purposes of these standards.

<sup>5</sup> See footnote above.

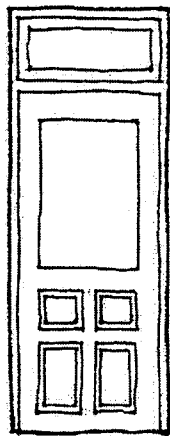
NEW AUGUSTA CONSERVATION DISTRICT  
RENOVATION DESIGN STANDARDS



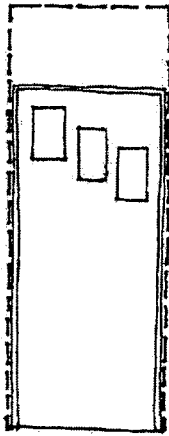
**ORIGINAL**



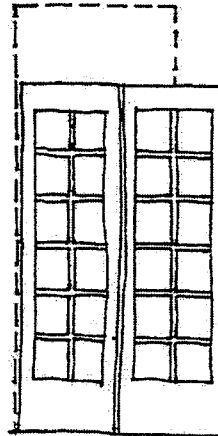
**NOT RECOMMENDED**



**ORIGINAL**



**NOT RECOMMENDED**



**NOT RECOMMENDED**

## HANDICAPPED ACCESS

### **NOT SUBJECT TO REVIEW AND APPROVAL**

Anything related to handicapped access is exempt, except as noted in "Subject to Review and Approval." Examples of exemptions include:

- Alterations to openings in non-front facades for handicapped access.
- Any ramps and railings on non-front facades.

### **SUBJECT TO REVIEW AND APPROVAL --Front Façade<sup>6</sup> Only**

- Creation of new openings in front facades for handicapped access.
- Alteration to existing openings on front facades for handicapped access.
- Construction of ramps and railings on front facades.

## GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

### **RECOMMENDED**

1. Handicapped ramps on front facades should be constructed so that their effects are as reversible as possible.

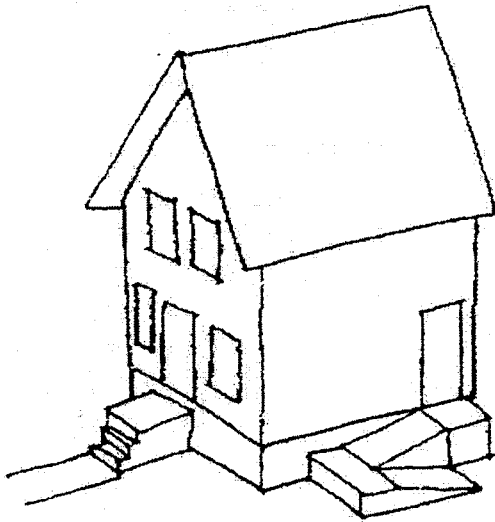
### **NOT RECOMMENDED**

1. Covering or removing significant architectural detail on front facades.

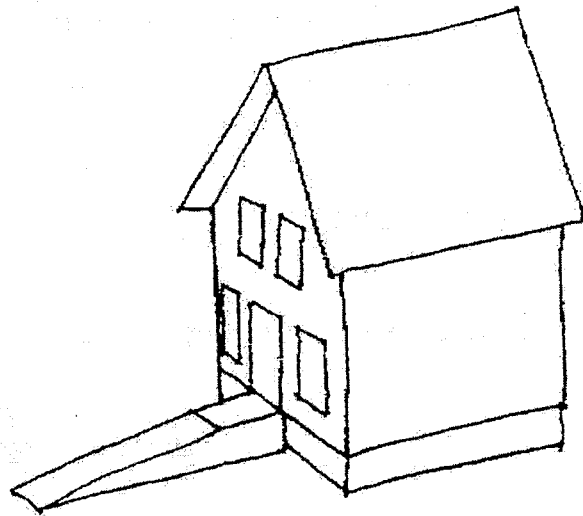
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<sup>6</sup> "Front Façade" means the façade facing the street. In the case of corner properties, the façade facing the main street and façade facing the side street are both considered "front facades" for the purposes of these standards.

NEW AUGUSTA CONSERVATION DISTRICT  
RENOVATION DESIGN STANDARDS



**APPROPRIATE**



**INAPPROPRIATE**

## MASONRY (Stone, Cast Stone, Brick, Stucco)

### NOT SUBJECT TO REVIEW AND APPROVAL

The only work that is not subject to review and approval is:

- Plastering, parging, or stuccoing of a commercial sidewall, when sidewall is an exposed common wall that was never meant to be seen.

### SUBJECT TO REVIEW AND APPROVAL

All work, except as noted above, done with and to masonry is subject to review and approval. Examples include, but are not limited to:

- Repointing of masonry
- Cleaning and surface treatment to masonry such as sandblasting, waterblasting, chemical cleaning, waterproofing and painting.
- Repair and replacement of masonry elements
- Any work that effects masonry on the exterior of a building.

### GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

### RECOMMENDED

1. Identify and stop the causes of damaged masonry before undertaking repairs.
2. If mortar is missing or loose, the joints should be cleaned out with care not to damage the brick or stone. Repoint using a mortar mix which closely matches the composition, joint profile and color of the original. A high-lime content mortar should be used on soft historic bricks. Consult with an expert or IHPC staff for guidance on proper mix.
3. Whenever replacement brick or stone is needed, use salvaged or new material which closely matches the original in size, color, uniformity and texture.
4. Repainting previously-painted masonry after removing all loose paint. Firmly affixed paint does not need to be removed.
5. Any cleaning should be done with the gentlest method possible and should be stopped at the first evidence of damage to masonry. Test patches should be used to assess the effect of any proposed cleaning method.

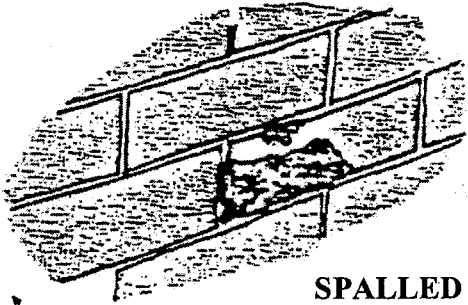
### NOT RECOMMENDED

1. Power grinders. The mechanical equipment is cumbersome and even the most skilled worker will tire or slip and cause irreversible damage.



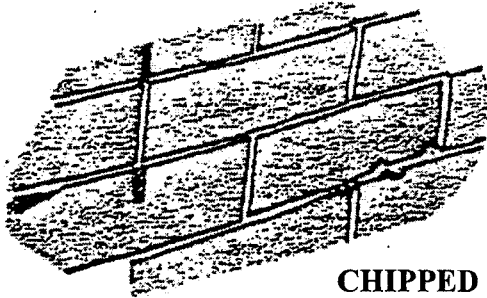
NEW AUGUSTA CONSERVATION DISTRICT  
RENOVATION DESIGN STANDARDS

2. Sandblasting, high pressure water blasting (over 600 psi), grinding, and harsh chemicals.
3. Painting, waterproof and water repellent coatings, unless masonry was previously treated. They are generally not needed and can potentially cause serious damage to the masonry. Also avoid covering masonry with tar or cement coatings.



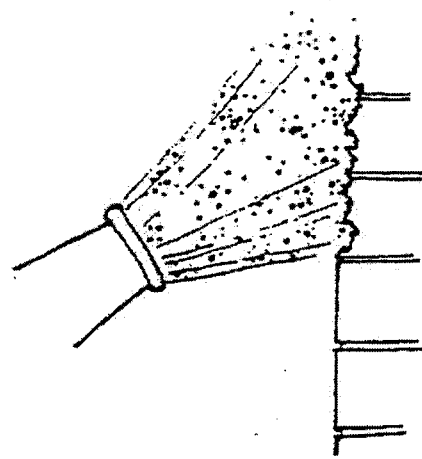
**SPALLED  
BRICK/MISSING  
BRICK SURFACE**

**CARELESS USE OF A  
POWER GRINDER OR SAW  
TO REMOVE MORTAR**



**CHIPPED BRICK  
FROM CARELESS  
USE OF A CHISEL**

**SANDBLASTING REMOVES  
SURFACE OF BRICK**



## NON-CONTRIBUTING BUILDINGS

Buildings identified on the Building Significance Map (on page 10) as non-contributing can be assumed to have little, if any, historic significance.

### NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to renovating non-contributing buildings is exempt, except as noted in "Subject to Review and Approval." Examples of exemptions include:

- Renovation and alteration to an existing non-contributing building (this exclusion does not include new alterations to non-contributing buildings.)
- Addition of rear porches

### SUBJECT TO REVIEW AND APPROVAL

- Addition of front porches and side porches
- Additions of any room additions<sup>7</sup>

## GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "subject to review and approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

### RECOMMENDED

1. Additions of a new front porch should be done in a way that is compatible with the style of the non-contributing building and is not incompatible with surrounding historic buildings.
2. Room additions should be of a style, mass, scale and material that is aesthetically compatible with the non-contributing building and is not incompatible with surrounding historic buildings.

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<sup>7</sup> Room additions include:

1. Expanding square footage on the ground floor.
2. Adding square footage in the attic if it results in a change in the roof shape such as dormers and shed roof additions.
3. The addition of an attached garage.

## **PAINT COLORS**

### **NOT SUBJECT TO REVIEW AND APPROVAL**

The painting of any paintable surface is exempt. Approval is not needed to paint such surfaces and is not needed for the colors selected.

**NOTE:** There are certain circumstances when the painting of masonry may not be allowed. See the pages for "Masonry" in these renovation design standards.

## PORCHES

### NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to porches is exempt, except as noted in "Subject to Review and Approval." Examples of exemptions include:

- Removal of rear porches, from rear facades.
- Alteration of rear porches, on rear facades.
- Construction of new rear porches, on rear facades.

### SUBJECT TO REVIEW AND APPROVAL

#### Front and Side Facades Only

- Removal of existing front and side porches
- Alteration to existing front and side porches
- Construction of new front and side porches

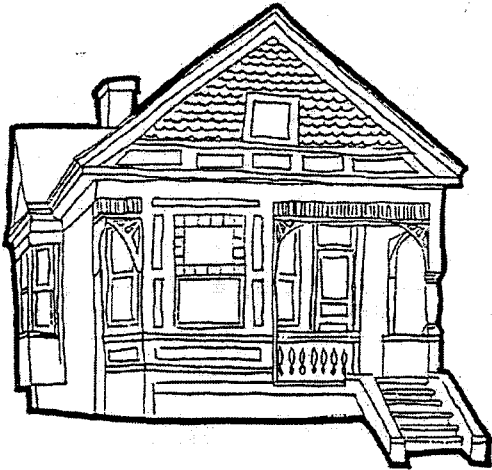
## GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

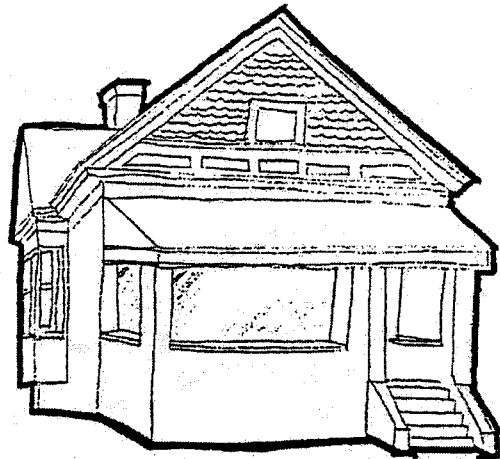
### RECOMMENDED

1. Repair and retain original porches on front and side facades.
2. If rebuilding front and side porches is necessary due to structural instability, reuse as much of the original decorative details as possible.
3. If replacing a missing porch, it should be based on as much evidence as possible about the original porch design, shape, and details, OR it should be a simple design that is compatible with the style of the house.
4. If adding a porch to the front or side facade where none ever existed, it should be designed to be as reversible as possible and should cover and remove as little historic detail as possible.
5. If altering a existing front or side porch, it should be done in a way to minimize effect on the historic character of the house. If a wood porch floor is replaced with concrete, it should replicate the original form and dimensions as close as possible.
6. Consider retaining non-original front and side porches if they have their own architectural or historic importance.

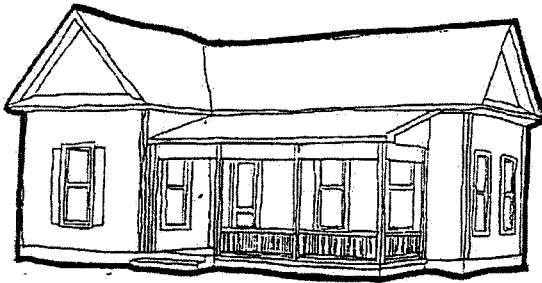
NEW AUGUSTA CONSERVATION DISTRICT  
RENOVATION DESIGN STANDARDS



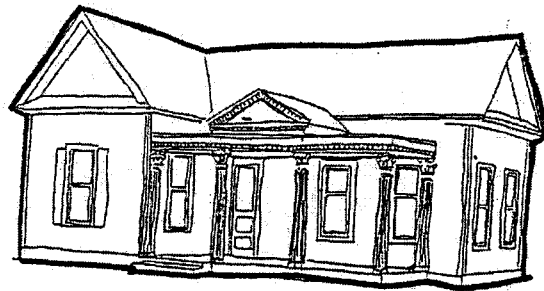
**EXISTING**



**INAPPROPRIATE**  
**DETAIL COVERED BY ADDED PORCH**



**APPROPRIATE**



**INAPPROPRIATE**  
**ELABORATE DETAIL ON SIMPLE COTTAGE**

## ROOFS AND ROOF ELEMENTS

### NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to roofs is exempt, except as noted in "Subject to Review and Approval." Examples of exemptions include:

- **Reroofing of flat roofs**
- **Installation of anything on flat roofs**, when not visible from the ground.
- **Skylights** (type and location), when on rear or side roof slopes.
- **Installation of aluminum and vinyl soffits**, covering the existing soffits.
- **Installation of gutters and downspouts**, if rafter ends are not altered.
- **Roof mounted antennas, small satellite dishes (not over 18") and vents**
- **Alteration, removal, addition of chimneys**
- **Reroofing** (material and color)

### SUBJECT TO REVIEW AND APPROVAL

- **Alteration of roof shape and slope**, including addition of dormers and sheds.
- **Skylights** (type and location), when on a roof slope that faces the street (both streets in the case of a corner property).
- **Alteration of built-in gutters**

### GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "subject to review and approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

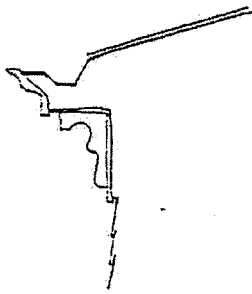
### RECOMMENDED

1. Adding a slope to a flat roof if it does not affect the character of the building.
2. Repairs and retention of built-in gutters or reconstruction of the gutters in a similar configuration using alternative materials.
3. Original chimneys that contribute to the roof character should be repaired and retained. If no longer in use, they should be capped rather than removed.

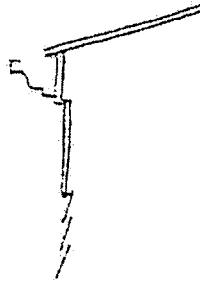
### NOT RECOMMENDED

1. Altering roof slope and shape in a way that changes the historic character of building.
2. Adding dormers or roof sheds that change the significant character of the building.
3. Cutting or altering decorative rafter ends to accept a new gutter board.
4. Skylights that face the front and are highly visible from the street.

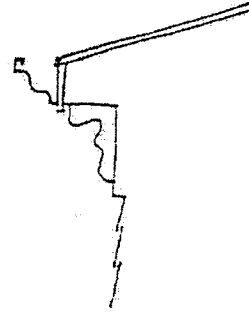
5. Placing roof vents, metal chimneys, antennas, solar panels, satellite dishes (over 18"), air conditioning units, and other mechanical equipment where visible from the street.



**ORIGINAL BUILT-IN GUTTER**

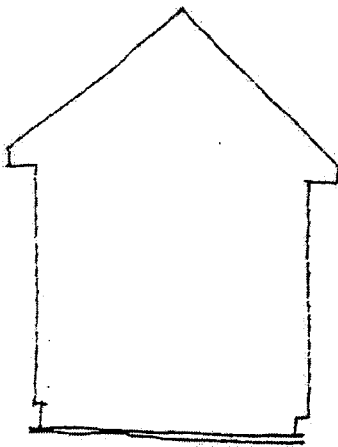


**NOT RECOMMENDED**

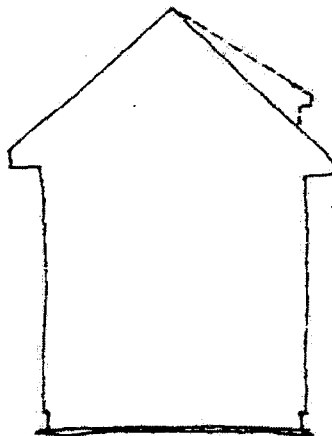


**POSSIBLE SOLUTION**

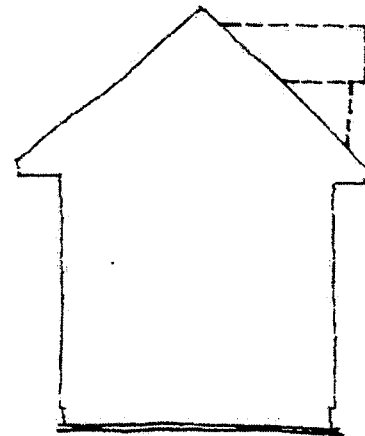
**GUTTER ALTERATIONS**



**ORIGINAL**



**POSSIBLE SOLUTION**



**POSSIBLE SOLUTION**

**ROOF ALTERATIONS**

## SECURITY ITEMS

### NOT SUBJECT TO REVIEW AND APPROVAL

The following security items are exempt:

- **Installation of secondary security doors<sup>8</sup>**, provided the opening is not altered.
- **Installation of security bars** on windows.
- **Installation of security lights and alarm boxes.**
- **Replacement of basement windows with glass block**, provided the opening is not altered.
- **Installation of security gates** on store windows.

### SUBJECT TO REVIEW AND APPROVAL

Any security device or alteration, unless specifically exempted above or in one of the other guidelines, and that is on the exterior of a building.

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<sup>8</sup> A secondary security door is installed like a screen or storm door over the primary door. It usually has glass and bars. It is not a solid replacement door for the primary door.



## **SIDEWALLS (Commercial Buildings)**

### **NOT SUBJECT TO REVIEW AND APPROVAL**

Anything related to commercial sidewalls is exempt, except as noted in "Subject to Review and Approval." Examples of exemptions include:

- **Plastering, parging or stuccoing of a sidewall** that was once a common wall with another building.
- **Adding windows and doors in a sidewall** that was once a common wall with another building.

### **SUBJECT TO REVIEW AND APPROVAL**

- **Alterations to sidewalls**, when adjacent to a street
- **Signage on sidewalls** (see Sign Standards)
- **Placement of murals on sidewalls**

### **GUIDELINES**

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "subject to review and approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

### **RECOMMENDED**

1. For alterations to sidewalls, see the Standards for the specific type of work.
2. Painted advertising and business signs on sidewalls that historically had such advertising might be considered provided the design evokes the character of historic sidewall signage.
3. Sidewalls are not good locations for billboards.

### **SIDING MATERIALS (wood, vinyl, other than masonry)**

#### **NOT SUBJECT TO REVIEW AND APPROVAL**

Anything related to non-masonry siding is exempt, except as noted in "Subject to Review and Approval," examples of exemptions include:

- **Removal of insulbrick, vinyl, aluminum** or other non-original covering
- **Replacement of existing wood siding** with new real wood siding of the same dimension and surface texture.
- **Installation of vinyl, aluminum** or other man-made siding material over existing wood siding (leaving the existing siding in place).

#### **SUBJECT TO REVIEW AND APPROVAL**

- **Removal of any existing siding** or trim in order to replace it with any new material unless specifically exempted above.
- **Replacement of existing siding** with any different material.

**NOTE:** Covering existing siding with aluminum or vinyl siding does not need review and approval. Removing existing siding before installing aluminum or vinyl siding does need review and approval.

#### **GUIDELINES**

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

#### **RECOMMENDED**

1. It is best repair and restore original wood siding if possible. If it is decided to replace original wood siding, it should be replaced with wood siding of similar dimension and surface texture. A hardboard material can be considered if it is similar in dimension and surface texture to the original.
2. If it is decided to cover wood siding with aluminum or vinyl siding, such siding should meet the following specifications:
  - dimension and direction of "lap exposure" should be similar to the original wood lap exposure being covered
  - smooth surface texture is preferred to textured surface
  - avoid covering all wood trim and detail

#### **NOT RECOMMENDED**

1. The use of high pressure water blasting (over 600 psi), sandblasting, rotary sanding or a blow torch should be avoided when removing paint off wood siding.
2. Installation of sheet material as finish siding.

**TYPICAL SIDING ON HISTORIC BUILDINGS**



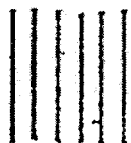
**MAY BE APPROPRIATE ON NEW CONSTRUCTION**



**INAPPROPRIATE**



**TOO WIDE**



**WRONG  
DIRECTION**



**DIAGONAL**



**TOO RUSTIC  
TOO GRAINY**

## STOREFRONTS

### **NOT SUBJECT TO REVIEW AND APPROVAL**

Because of the importance of storefronts, all work done to them is subject to review and approval. However, some of the guidelines are more lenient than in an historic district. All other elements of building with storefronts are reviewed and approved in accordance with the appropriate guideline.

### **SUBJECT TO REVIEW AND APPROVAL**

- Alterations, restoration or reconstruction of storefronts, on commercial buildings.

### **GUIDELINES**

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

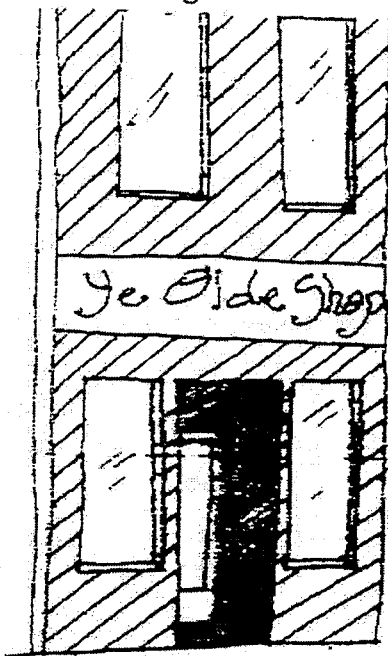
### **RECOMMENDED**

1. Maintain the original proportions, dimensions and elements when restoring, renovating or reconstructing a storefront:
  - Retain or restore the glass transom panels, kickplates and entrances at their original locations and proportions.
  - Restore detail to the original, if evidence exists. Use simplified detail if original evidence does not exist.
2. If covered, consider uncovering the original lintel, support wall or piers to reestablish the storefront frame.
3. If original storefront is gone and no evidence exists, the new storefront may be of traditional or modern design and it may use traditional or modern materials. It should not detract from its building and its neighbors.

### **NOT RECOMMENDED**

1. Using elements typically found in commercial shopping strips that do not relate to the historic elements in the area.
2. Setting new storefronts back from the sidewalk and disrupting the visual order of the block.
3. Creating new storefront that replicate non-documented "historic" facades or evoke styles that predate the building or that evoke other places.

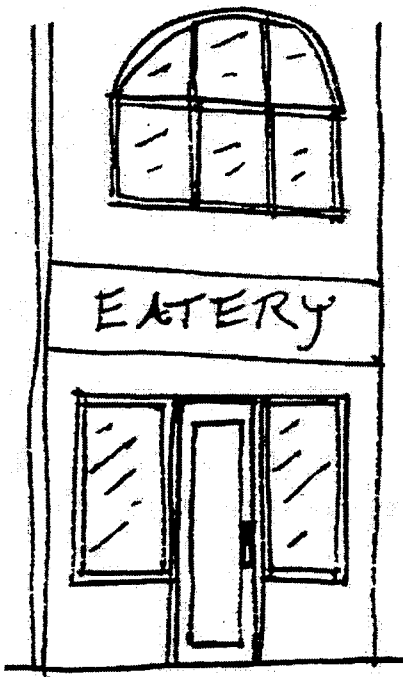
NEW AUGUSTA CONSERVATION DISTRICT  
RENOVATION DESIGN STANDARDS



**EXISTING**



**APPROPRIATE RECONSTRUCTION**



**INAPPROPRIATE  
RECONSTRUCTION**

## TRIM AND ORNAMENTATION

### NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to trim and ornamentation is exempt, except as noted in "Subject to Review and Approval." Examples of exemptions include:

- **Addition, alteration or removal of trim and ornamentation**, on rear facade only.

### SUBJECT TO REVIEW AND APPROVAL

- **Addition, alteration and removal of original trim and ornamentation**, from front and side facades
- **Alteration to decorative cornices**, anywhere on a building

### GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

### RECOMMENDED

1. Repair the original cornice around all of the building or replace with a replication if seriously damaged/deteriorated.
2. Repair the original trim and decorative elements on the front and side facades or replace with a replication if seriously damaged or deteriorated.
3. Missing decorative details are best replicated from evidence of their original design (look for: old photographs, remnants left on the building, paint lines where parts were removed, nail holes, old notches and cut outs in siding and trim.)
4. Non-documented missing decorative details may be designed from observation of details on similar historic buildings.
5. Non-documented additional decorative details should be avoided, but may be added to front and side facades if the design is characteristic of the building's architecture and if its installation is reversible
6. New materials should accomplish the same visual characteristics as the originals.

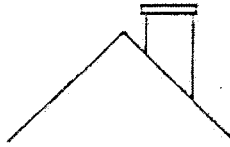
### NOT RECOMMENDED

1. New trim and decorative details should not cover up original details.

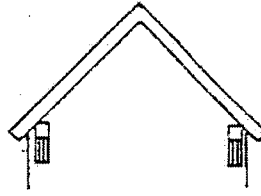
NEW AUGUSTA CONSERVATION DISTRICT  
RENOVATION DESIGN STANDARDS

**ORIGINAL**

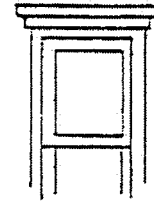
**Chimneys**



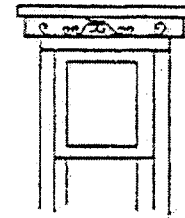
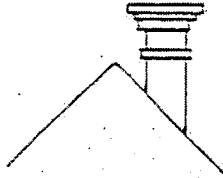
**Gables**



**Windows**



**INAPPROPRIATE**



## WINDOWS AND WINDOW OPENINGS

### **NOT SUBJECT TO REVIEW AND APPROVAL**

Anything related to windows and window openings is exempt, except as noted in "Subject to Review and Approval." Examples of exemptions include:

- **Installation or replacement of storm and screen windows** anywhere on a building (when opening is not altered.)
- **Replacement of existing windows** on rear facades
- **Alteration or removal of existing windows** on rear facades.
- **Creation of new window openings** on rear facades only.

### **SUBJECT TO REVIEW AND APPROVAL**

#### **Front and Side Facades Only**

**Replacement of existing windows** on front and side facades.

**Alteration or removal of existing windows** on front and side facades.

**Creation of new window openings** on front and side facades.

**Alteration or addition of window trim, including shutters** on front and side facades.

### **GUIDELINES**

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

#### **RECOMMENDED -- Front and Side Facades Only**

1. If replacing original historic windows, replacements should be as close as possible to the size of the original opening and should be a style as similar as possible to the original. True divided lites are encouraged (if original windows had divided lites), but snap-on or glue-on muntins are not precluded.
2. If non-original windows are replaced, replacements should be compatible with the architectural design of the building without further altering the original opening.
3. It is encouraged for replacement windows to be the same material as original windows. However, other materials may be considered if they fit the opening properly and have similar appearance to the original.
4. If original window trim is replaced, it should match original as closely as possible.
5. If adding exterior window shutters, they should properly fit the window proportions.

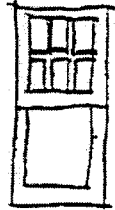
#### **NOT RECOMMENDED -- Front and Side Facades Only**

1. Replacement windows dissimilar to the original in size, dimensions, shape, design, pattern, and materials.

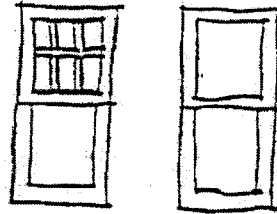


2. Creating new window openings or eliminating original window openings, especially on significant and highly visible elevations.

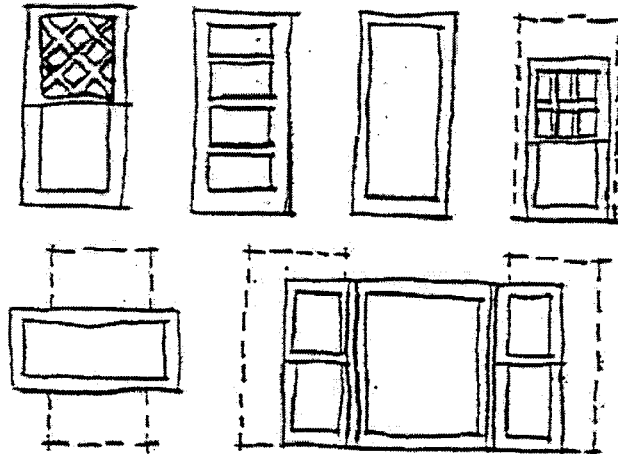
**ORIGINAL**



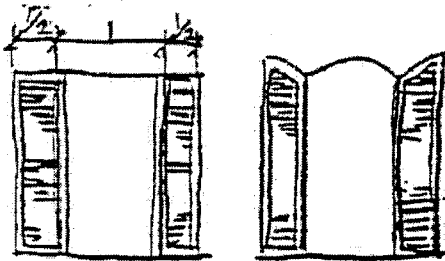
**APPROPRIATE REPLACEMENTS**



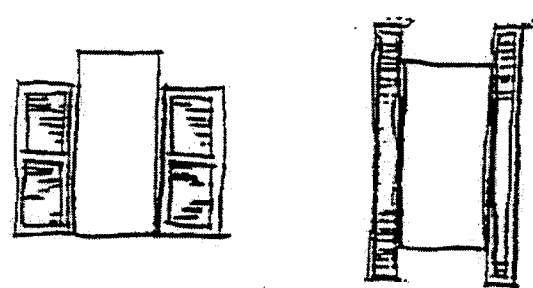
**INAPPROPRIATE REPLACEMENTS**



**APPROPRIATE SHUTTERS**



**INAPPROPRIATE SHUTTERS**



**TOO SHORT  
TOO WIDE**

**TOO LONG  
TOO THIN**

## ***NEW CONSTRUCTION DESIGN STANDARDS***

The purpose of these Standards is to present concepts, alternatives, and approaches that will produce design solutions that recognize the characteristics of the conservation area and bring harmony between new and existing buildings. The Standards include guidelines that are not meant to restrict creativity, but to set up a framework within which sympathetic design will occur. It should be noted that within an appropriate framework there can be many different design solutions which may be appropriate. While guidelines can create an acceptable framework they cannot ensure any particular result. Consequently people may hold a wide range of opinions about the resultant designs since those designs are largely a factor of the designer's ability.

### **CONTEXT FOR NEW CONSTRUCTION**

Standards and guidelines serve as aids in designing new construction which reacts sensitively to the existing context in a manner generally believed to be appropriate. Therefore, the most important first step in designing new construction in any conservation district is to determine just what the context is to which the designer is expected to be sensitive.

Every site will possess a unique context. This will be comprised of the buildings immediately adjacent, the nearby area (often the surrounding block), a unique subarea within the district, and the district as a whole.

Generally, new construction will occur on sites which fall into the following categories. For each one described below, there is an indication of the context to which new construction must be primarily related.

1. **DEVELOPED SITE.** This is usually a site upon which there already exists an historic primary structure. New construction usually involves an addition to the buildings or the construction of an accessory building such as a garage.

**Context.** New construction must use the existing historic building as its most important, perhaps only, context.

2. **ISOLATED LOT.** This is usually a single vacant lot (sometimes two very small lots combined) which exists in a highly developed area with very few if any other vacant lots in view.

**Context.** The existing buildings immediately adjacent and in the same block, and the facing block provide a very strong context to which any new construction must primarily relate.

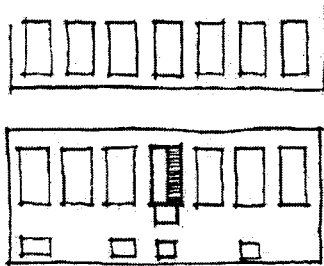
3. **LARGE SITE.** This is usually a combination of several vacant lots, often the result of previous demolition.

**Context.** Since this type of site was usually created as a result of relatively extensive demolition, its surrounding context has been weakened by its very existence. However, context is still of primary concern. In such case, a somewhat larger area than the immediate environment must also be looked to for context, especially if other vacant land exists in the immediate area.

4. **EXPANSIVE SITE.** This site may consist of a half block or more of vacant land or the site may be a smaller one surrounded by many other vacant sites. Often there is much vacant land surrounding the site.

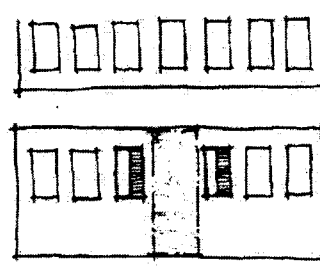
**Context.** The context of adjacent buildings is often very weak or non-existent. In this case, the surrounding area provides the primary context to the extent that it exists. Beyond that, the entire historic area is the available context for determining character. This type of site often offers the greatest design flexibility. Where the strength of the context varies at different points around a site, new design should be responsive to the varying degrees of contextual influence.

**DEVELOPED SITE**  
**ADDITION TO EXISTING BUILDING**



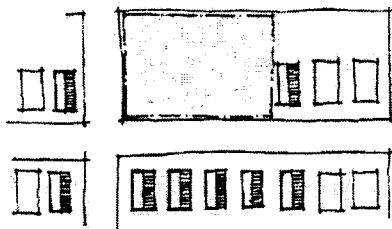
USE EXISTING BUILDING IN  
PRIMARY DESIGN OF ADDITION

**ISOLATED SITE**  
**NEW BUILDING ON SINGLE LOT**



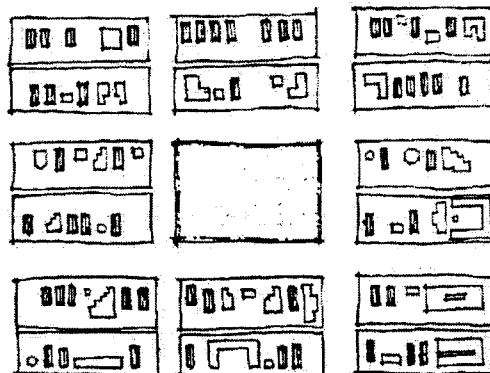
USE EXISTING BUILDINGS SURROUNDING  
THE SITE IN DETERMINING DESIGN OF  
NEW BUILDING

**LARGE SITE**



USE EXISTING BUILDINGS  
SURROUNDING THE SITE IN  
DETERMINING DESIGN OF NEW  
BUILDING

**EXPANSIVE SITE**



USE EXISTING BUILDINGS THROUGHOUT THE AREA  
IN DETERMINING DESIGN OF NEW BUILDING

## PRIMARY STRUCTURES

### NOT SUBJECT TO REVIEW AND APPROVAL

All construction of primary buildings is subject to review and approval by the IHPC.

### SUBJECT TO REVIEW AND APPROVAL

- Construction of any new primary building.

### GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

#### 1. MATERIALS

Definition: The visual, structural, and performance characteristics of the materials visible on a building exterior.

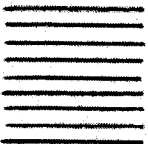
#### RECOMMENDED

1. Building materials, whether natural or man-made, should be visually compatible with surrounding historic buildings.
2. When vinyl, aluminum or hardboard siding is used to simulate wood clapboard siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood.

#### TYPICAL SIDING ON HISTORIC BUILDINGS



#### MAY BE APPROPRIATE ON NEW CONSTRUCTION



#### INAPPROPRIATE



TOO WIDE



WRONG  
DIRECTION



DIAGONAL



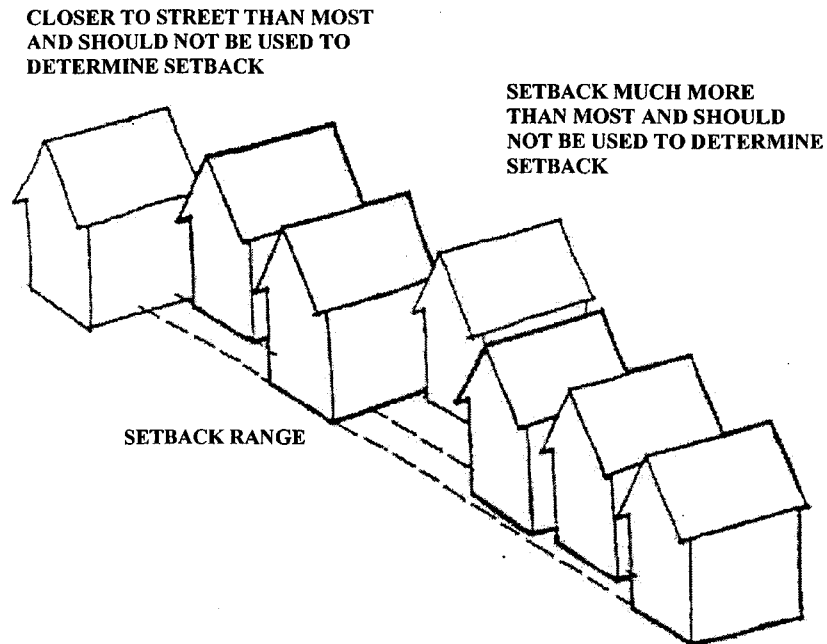
TOO RUSTIC  
TOO GRAINY

## 2. SETBACK

Definition: The distance a building is set back from a street, alley or property line.

### RECOMMENDED

1. A new building's setback should relate to the setback pattern established by the existing block context. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed.
2. On corner sites, the setbacks from both streets must reflect the context.



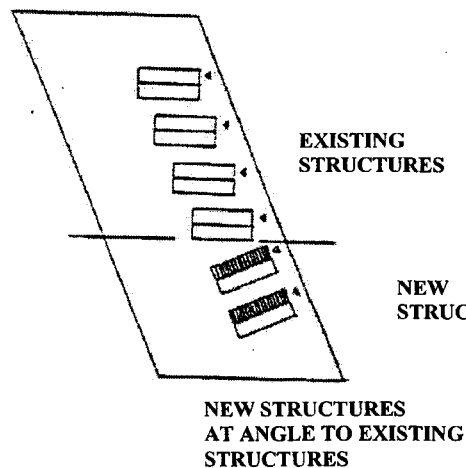
## 3. ORIENTATION

Definition: The direction that a building faces.

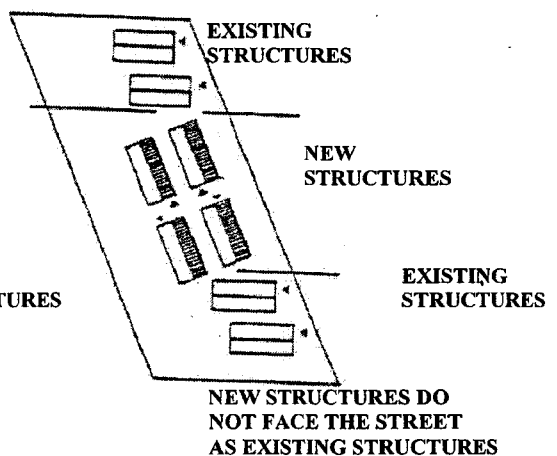
### RECOMMENDED

1. New buildings oriented toward the street in a way that is characteristic of surrounding buildings.

#### INAPPROPRIATE



#### INAPPROPRIATE

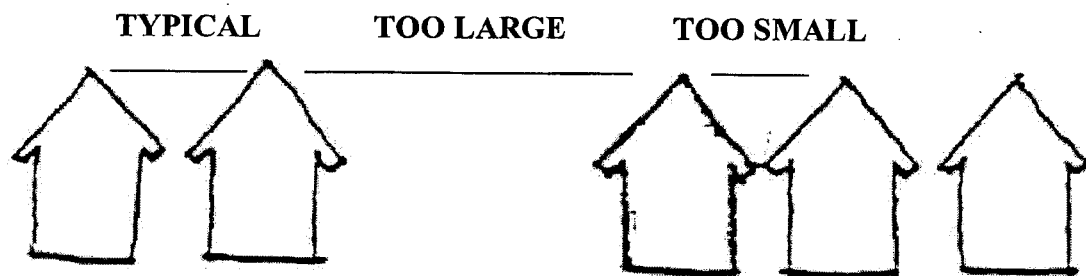
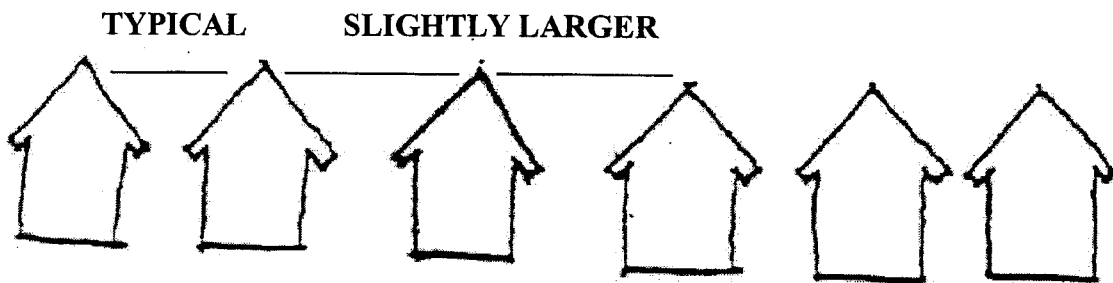
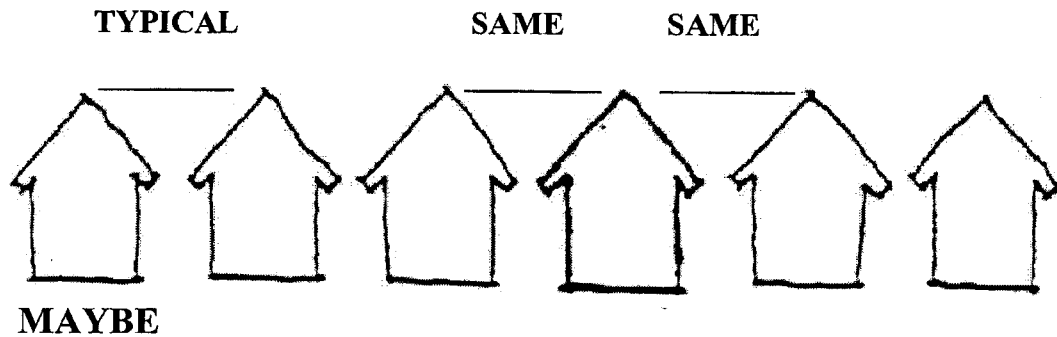


#### 4. SPACING

Definition: The distance between contiguous buildings along a blockface.

##### RECOMMENDED

1. New construction that reflects and reinforces the spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.



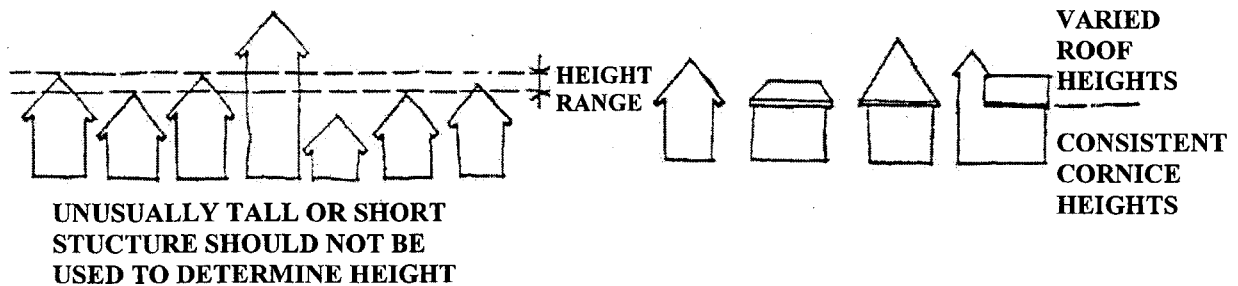
## 5. BUILDING HEIGHTS

Definition: The actual height of buildings and their various components as measured from the ground.

NOTE: In areas governed by this plan, building heights should be determined using these guidelines rather than those noted in the zoning ordinance.

### RECOMMENDED

1. Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights. Uncharacteristically high or low buildings should not be considered when determining the appropriate range.
2. Cornice heights, porch heights and foundation heights of surrounding buildings should be considered when designing new construction.



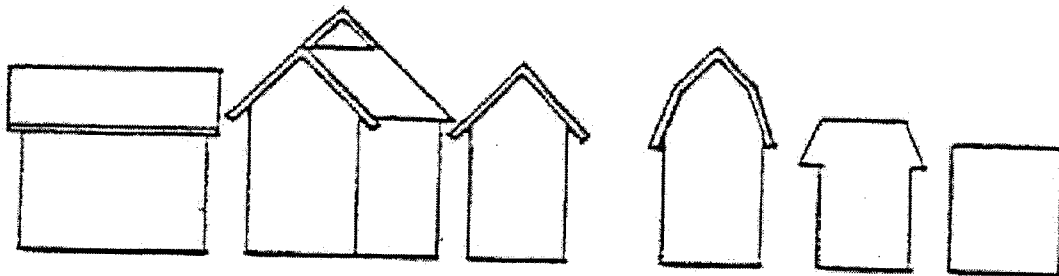
## 6. BUILDING OUTLINE

Definition: The silhouette of a building as seen from the street.

### RECOMMENDED

1. The basic outline of a new building, including general roof shape, should reflect building outlines typical of the area.
2. The outline of new construction should reflect the directional orientations characteristic of the existing buildings in it context.

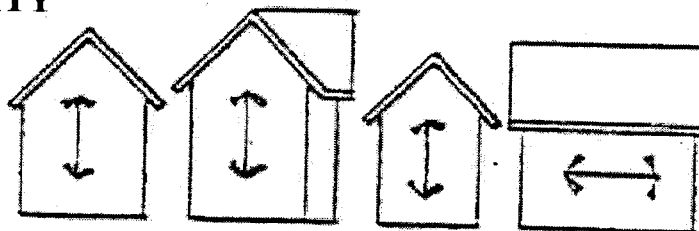
### SHAPE



NEIGHBORHOOD CONTEXT

INAPPROPRIATE

### DIRECTIONALITY



APPROPRIATE

ORIGINAL

MAYBE

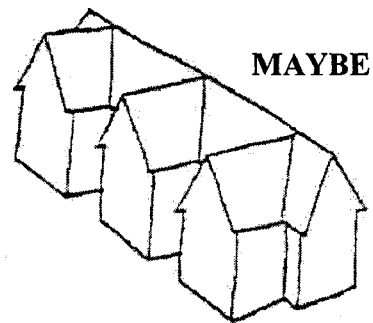
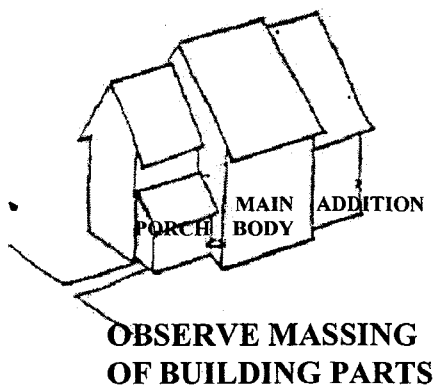


## 7. MASS

Definition: The three dimensional outline of a building.

### RECOMMENDED

1. The total mass and site coverage of a new building should be compatible with surrounding buildings.
2. The massing of the various parts of a new building should be characteristic of surrounding buildings.



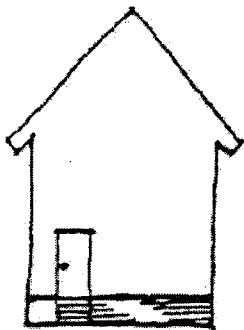
## 8. FOUNDATION

Definition: The support base upon which a building sits.

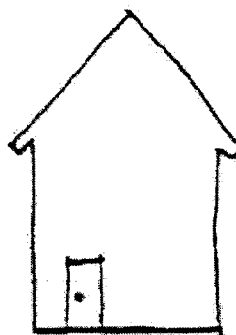
### RECOMMENDED

1. New construction should reflect the prevailing sense of foundation height on contiguous buildings.

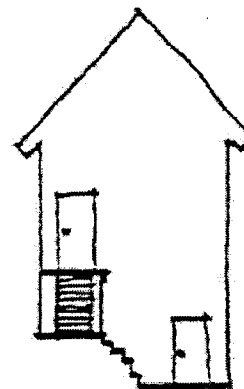
#### APPROPRIATE



#### INAPPROPRIATE



DOOR AT  
GRADE



DOOR TOO FAR  
ABOVE & BELOW GRADE

## 9. STYLE AND DESIGN

Definition: The creative and aesthetic expression of the designer.

### RECOMMENDED

1. No specific styles are recommended. Creativity and original design are encouraged. A wide range of styles is theoretically possible and may include designs which vary in complexity from simple to decorated.
2. Surrounding buildings should be studied for their characteristic design elements. The relationship of those elements to the character of the area should then be assessed. Significant elements define compatibility. Look for characteristic ways in which buildings are roofed, entered, divided into stories and set on foundations. Look for character-defining elements such as chimneys, dormers, gables, overhanging eaves, and porches.

## 10. FENESTRATION

Definition: The arrangement, proportioning, and design of windows, doors and openings.

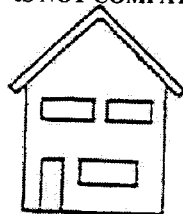
### RECOMMENDED

1. Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings.
2. Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.
3. The basic proportions of glass to solid which is found on surrounding buildings should be reflected in new construction.
4. Window openings that reflect the basic proportionality and directionality of those typically found on surrounding historic buildings.

### FENESTRATION



PROPORTION OF  
GLASS TO SOLID  
IS NOT COMPATIBLE



WINDOW PROPORTIONS  
ARE DIRECTION ARE NOT COMPATIBLE

### CONTEXT



### INAPPROPRIATE



## **11. BUILDING ENTRY**

Definition: The actual and visually perceived approach and entrance to a building.

### **RECOMMENDED**

1. Entrances may characteristically be formal or friendly, recessed or flush, grand or commonplace, narrow or wide. New buildings should reflect a similar sense of entry to that which is expressed by surrounding historic buildings.

## **12. UTILITIES & EQUIPMENT**

Definition: Any utilities that might be above ground and visible (such as meters and electric lines) and any mechanical equipment associated with the building (such as air-conditioning equipment)

### **RECOMMENDED**

1. Electric lines, cable TV, and other utility wires should be buried below ground when new construction occurs.
2. Mechanical equipment, such as permanent air conditioning equipment and meters should be placed in locations that have the least impact on the character of the structure and site.

## ADDITIONS, GARAGES AND ACCESSORY BUILDINGS

### NOT SUBJECT TO REVIEW AND APPROVAL

- Construction or installation of small storage accessory buildings<sup>9</sup> in back yards.
- Construction of 1-car and 2-car detached garages<sup>10</sup> behind houses.

### SUBJECT TO REVIEW AND APPROVAL

- Construction of any new enclosed addition, including an attached garage to any building.
- Construction or installation of any small accessory building in front yards or in vacant lots.
- Construction of large accessory buildings<sup>11</sup> (other than one and two car garages described above) located anywhere.

### GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

### RECOMMENDED

1. Accessory buildings should be located behind the existing historic building unless there is an historic precedent otherwise.
2. Detached garages should be located similarly to those in the surrounding area.
3. Attached garages should not face the main street unless that is typical of the area's historic character. Otherwise, attached garages should be designed to not be obvious from the front of the property.
4. Garages or other large accessory buildings should be of a scale, height, size, and mass that relates to the existing primary building and does not overpower it.
5. Additions to historic buildings should not obscure or overpower the basic form and style of the building as perceived from the street.
6. Additions to non-contributing buildings should be compatible in design with the original building and with surrounding historic buildings.

<sup>9</sup> "Small storage accessory buildings" are less than 144 sq. ft. in floor area.

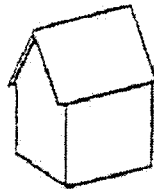
<sup>10</sup> Garages in this category may be 1 ½ story with a storage loft above.

<sup>11</sup> "Large accessory buildings" are greater than 144 sq. ft. in floor area and includes any 2-story garage and any garage with living space above.

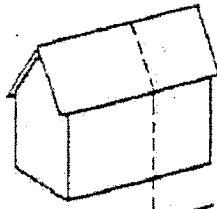
NEW AUGUSTA CONSERVATION DISTRICT  
NEW CONSTRUCTION DESIGN STANDARDS

**INAPPROPRIATE**

**APPROPRIATE**

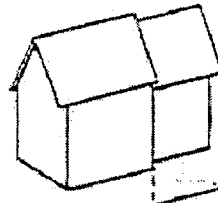


**ORIGINAL  
STRUCTURE**



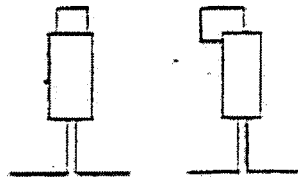
**ADDITION**

**ADDITION NOT  
DISTINGUISABLE  
FROM ORIGINAL  
STRUCTURE**

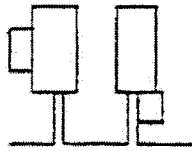


**ADDITION**

**ADDITION LOOKS  
ADDED TO ORIGINAL  
STRUCTURE**



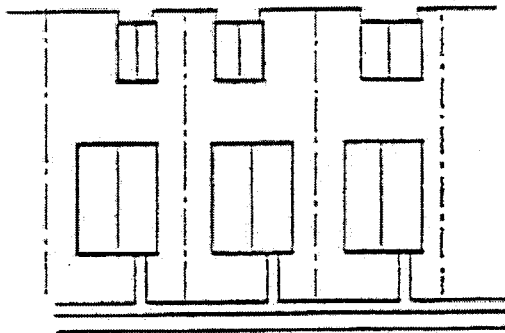
**APPROPRIATE MAYBE**



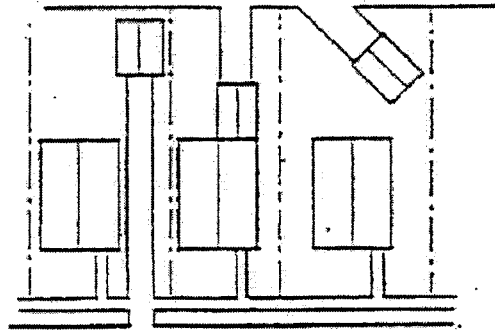
**INAPPROPRIATE**



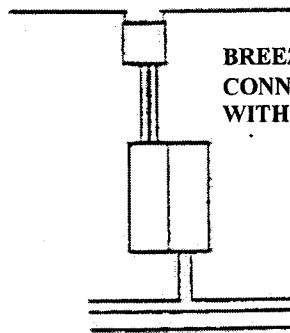
**STEPPED BACK  
NEW CONSTRUCTION**



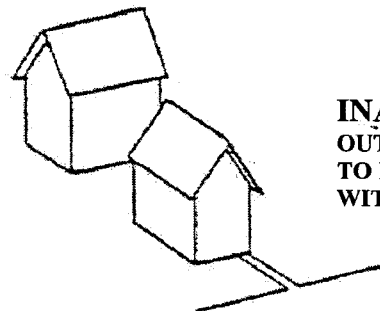
**APPROPRIATE**



**INAPPROPRIATE**



**BREEZEWAY  
CONNECTING HOUSE  
WITH GARAGE**



**INAPPROPRIATE  
OUT BUILDINGS  
TO BE IN SCALE  
WITH HOUSE**

### ***SITE DEVELOPMENT AND LANDSCAPE STANDARDS***

#### **NOT SUBJECT TO REVIEW AND APPROVAL**

Anything related to site development and landscape is exempt, except as noted in "Subject to Review and Approval." Examples of exemptions include:

- **Installation and removal of all plant materials**
- **Small yard decorations** anywhere.
- **Patios, decks, play equipment, dog houses/runs, swimming pools** in backyards.
- **Backyard fencing**, behind the front facade of a building.
- **Parking surfaces behind buildings**<sup>12</sup>

#### **SUBJECT TO REVIEW AND APPROVAL**

- **Patios, decks, play equipment, dog houses/runs, swimming pools** in front yards and vacant lots.
- **Front yard fencing** in front of the front facade of a building.
- **Fencing around a vacant lot**
- **Parking surfaces in front of buildings and on vacant lots**

#### **GUIDELINES**

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

#### **RECOMMENDED**

1. Front yard fencing should be compatible with the historic character of the area. Generally, front yard fences should not be higher than 42" and should be an open, picket style. Chain link is usually not appropriate in front yards.

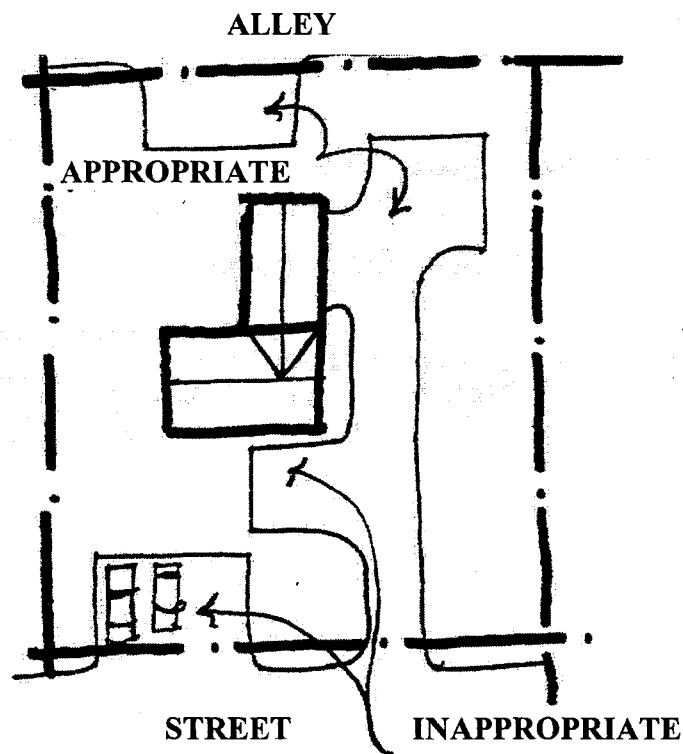
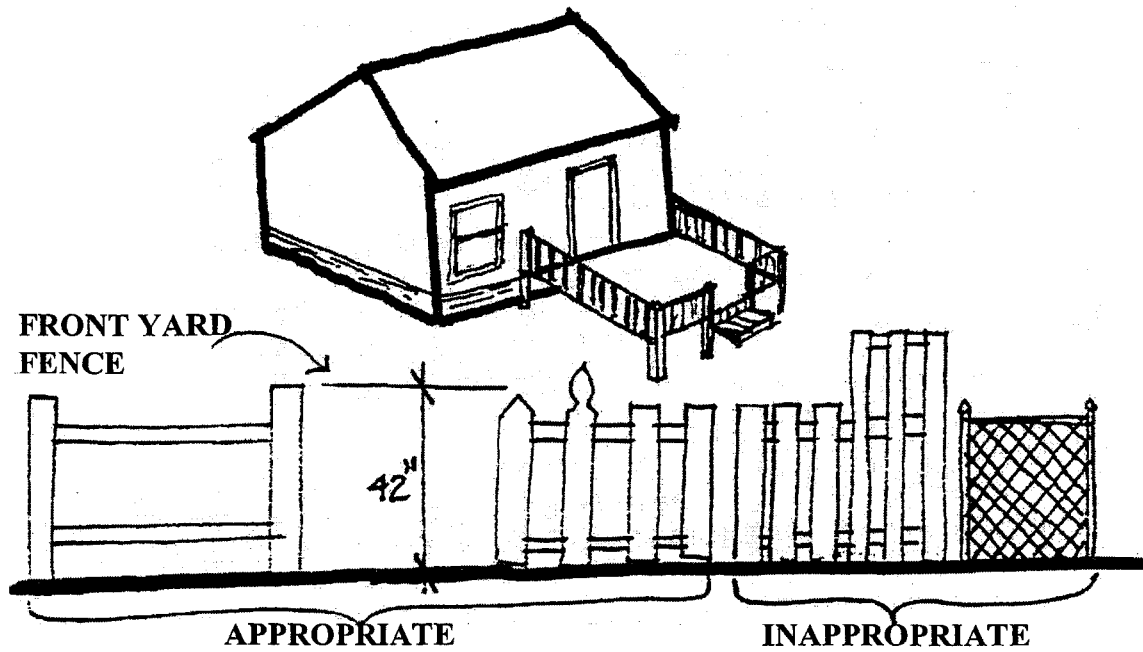
#### **NOT RECOMMENDED**

1. Significant changes in the topography of front yards and vacant lots by excessive grading or addition of slopes and berms.
2. Placement of patios, decks, play equipment, dog houses/runs, swimming pools or other large features in front yards.

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<sup>12</sup> Although zoning requirements still apply

NEW AUGUSTA CONSERVATION DISTRICT  
SITE DEVELOPMENT AND LANDSCAPE STANDARDS



### ***STANDARDS FOR MOVING BUILDINGS***

Historic buildings existing in the New Augusta Conservation Area should not be moved to other locations in the district. The moving of an historic structure should only be done as a last resort to save a building or possibly considered in the case where its move is necessary to accomplish development so critical to the neighborhood's revitalization that altering the historic context is justified. Moving a building strips it of a major source of its historic significance; its location and relationship to other buildings in the district. The existence of relocated buildings, especially in significant numbers, confuses the history of the district. The following guidelines are meant to assist in determining the appropriateness of moving a building.

#### **NOT SUBJECT TO REVIEW AND APPROVAL**

- **Moving of small storage accessory buildings** in back yards. (See Guidelines for New Construction of Accessory Buildings for moving small storage buildings.)

#### **SUBJECT TO REVIEW AND APPROVAL**

- **Moving any building within the Conservation District**
- **Moving any building into or out of the Conservation District**

#### **GUIDELINES**

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

#### **RECOMMENDED**

1. The building to be moved should be compatible with the architecture surrounding its new site relative to style, scale, materials, mass and proportions.
2. The siting of a building on a new site should be similar to surrounding buildings.

#### **NOT RECOMMENDED**

1. Moving historic buildings within the district. The existing location and relationship of buildings is a part of the neighborhood's history and gives us knowledge of historic lifestyles, development patterns, attitudes and neighborhood character.



## ***SIGN STANDARDS***

### **NOT SUBJECT TO REVIEW AND APPROVAL**

Anything related to signs and signage is exempt, except as noted in "Subject to Review and Approval." Examples of exemptions include:

- **Incidental signs** (i.e. "Open," "Sale," "Parking Full," etc.).
- **Changes to existing signs** that do not need sign permits.
- **Home Occupation signs** (must meet zoning ordinance).
- **Wording, color, lighting and graphics** on signs.
- **Real Estate, construction, special event and other temporary signs**

### **SUBJECT TO REVIEW AND APPROVAL -- location, size, shape only**

- **Business signs that need a sign permit** (as defined in the zoning ordinance)
- **Advertising signs** (as defined in the zoning ordinance)
- **Signs painted on buildings**
- **Freestanding pole and ground signs**
- **Any signs that need a zoning variance**

## **GUIDELINES**

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

### **RECOMMENDED**

1. The location, size, scale, and shape of signs on commercial buildings should be compatible with the building and the surrounding area.
2. Home occupation signs should conform with the zoning ordinance. Variances for such signs (size and location) should only be considered for houses adjacent to W. 71<sup>st</sup> St.
3. Fabrication should be done with quality materials and craftsmanship.
4. Awning and canopy signs should not dominate the awning or canopy.

### **NOT RECOMMENDED**

1. Freestanding ground-mounted or pole signs in residential areas. Such signs may be allowed to identify an historic resource open to the public, if pedestrian-oriented and simple in design.
2. Billboards, roof signs, and box signs (constructed as independent box-like structures) should not dominate the character and architecture of a building.
3. A projecting sign, unless it is pedestrian oriented and its location, size, style, method of attachment, and material is compatible with the building to which it is attached.

### ***PARKING LOT STANDARDS***

#### **NOT SUBJECT TO REVIEW AND APPROVAL**

Anything related to parking lots is exempt, except as noted in "Subject to Review and Approval." Examples of exemptions include:

- **Resurfacing an existing parking lot** (with any material).
- **Curb and/or edging materials**

#### **SUBJECT TO REVIEW AND APPROVAL**

- **Creation of new parking lots**
- **Expansion of existing parking lots**
- **Fencing on front half of parking lots** if they are on a street.

#### **GUIDELINES**

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

#### **RECOMMENDED**

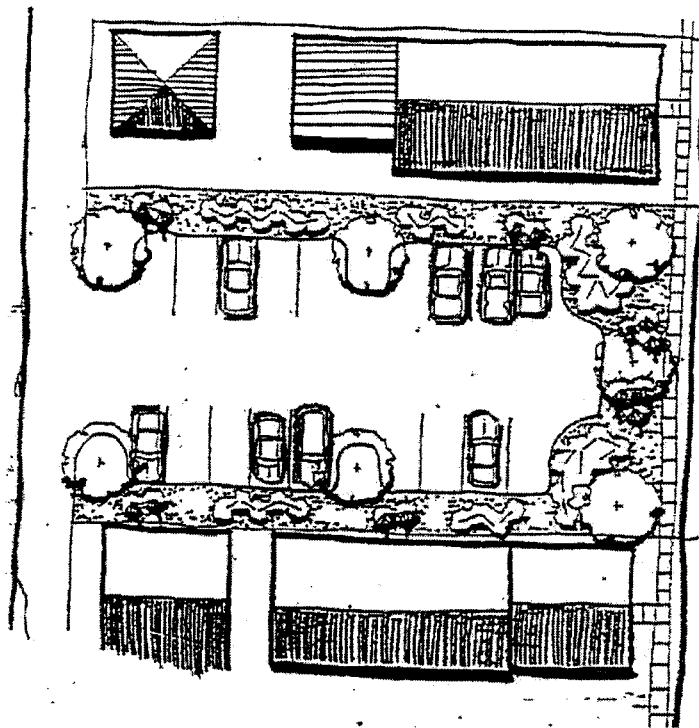
1. Physical and visual barriers between parking areas and a public sidewalk, street, alley, and/or residential area.
2. Lights installed adjacent to residential properties should be low and shielded.
3. Deciduous shade trees should be planted on the interior of the lot as well as on the edges.
4. A ten-foot buffer with 100% of the linear distance screened between a parking area, a primary street, residential uses, and sidewalks, using trees and/or an architectural screen wall or fence and/or a plant material screen
5. Replacement during the next planting season of any plantings that are required in a Certificate of Appropriateness and that have died or have been removed.

#### **NOT RECOMMENDED**

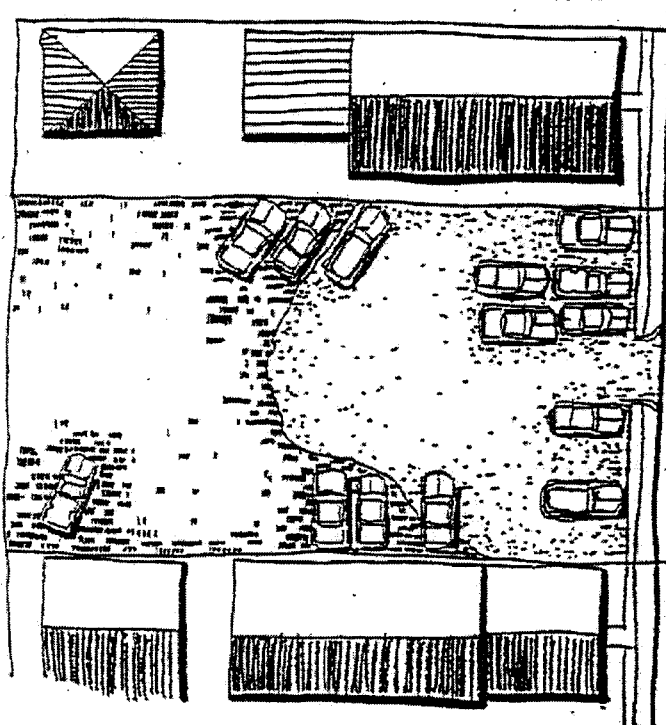
1. New curb cuts whenever existing curb cuts or alley access is available.
2. Residential or suburban fencing styles, including chain link, for installation around a parking lot.

NEW AUGUSTA CONSERVATION DISTRICT  
PARKING LOT STANDARDS

APPROPRIATE



INAPPROPRIATE



### ***PUBLIC INFRASTRUCTURE STANDARDS***

#### **NOT SUBJECT TO REVIEW AND APPROVAL**

Anything related to public infrastructure is exempt, except as noted in "Subject to Review and Approval." Examples of exemptions include:

- **Repaving of streets in the same manner and with the same material as existing**
- **Installation of signs or other fixtures by public agencies to promote traffic and pedestrian safety**
- **Replacement of existing light poles and fixtures with new ones to match**
- **Installation of new sidewalks and curbs to replace existing, if of the same width, pattern, and material**

#### **SUBJECT TO REVIEW AND APPROVAL**

- **Change in the material, pattern or color of street paving, sidewalks, and curbs**
- **Alterations to the width or location of streets and sidewalks**
- **Installation of new light fixtures in the public right-of-way**
- **Freestanding pole and ground signs**

#### **GUIDELINES**

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

#### **RECOMMENDED**

1. Stone curbs should be retained and preserved whenever possible.
2. Brick street gutters should be retained and preserved.
3. New public street lights should be compatible with the history of the neighborhood.

#### **NOT RECOMMENDED**

1. Widening streets when there is a negative impact on the character of the neighborhood and adjacent buildings.

## DEMOLITION GUIDELINES

### NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to demolition is exempt, except as noted in "Subject to Review and Approval." Examples of exemptions include:

- Demolition of buildings noted on map on page 10 as "non-contributing"
- Demolition of one-story garages, whether contributing or not.

### SUBJECT TO REVIEW AND APPROVAL

- Demolition of primary structures (noted as "Contributing" on map on page 10).
- Demolition or removal of additions to primary structures (noted as "Contributing" on map on page 10).
- Partial demolition of primary structures (noted as "Contributing" on map on page 10).
- Demolition of accessory buildings (noted as "Contributing" on map on page 10).

### GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These are the same guidelines as those for historic districts.

### INTRODUCTION

This section explains the type of work considered in this plan to be demolition as well as the criteria to be used when reviewing applications for Certificates of Appropriateness that include demolition. Before receiving any permits or undertaking any work that constitutes demolition, a Certificate of Appropriateness or Authorization from the Indianapolis Historic Preservation Commission must be issued.

### DEMOLITION DEFINITION

For the purpose of this plan, demolition shall be defined as the razing, wrecking or removal by any means of the entire or partial exterior of a structure. The following examples are meant to help define demolition and are not all-inclusive.

1. The razing, wrecking or removal of a total structure.
2. The razing wrecking or removal of a part of a structure, resulting in a reduction in its mass, height or volume.
3. The razing, wrecking or removal of an enclosed or open addition.

Some work that may otherwise be considered demolition may be considered rehabilitation, if done in conjunction with an IHPC Certificate of Appropriateness for rehabilitation. Examples include:

NEW AUGUSTA CONSERVATION DISTRICT  
DEMOLITION STANDARDS

1. The removal or destruction of exterior siding and face material, exterior surface trim, and portions or exterior walls.
2. The removal or destruction of those elements which provide enclosure at openings in any exterior wall (e.g., window units, doors, panels.)
3. The removal or destruction of architectural, decorative or structural features and elements which are attached to the exterior of a structure (e.g., parapets, cornices, brackets, chimneys).

Examples of work not included in demolition:

1. Any work on the interior of a structure.
2. The removal of exterior utility and mechanical equipment
3. The removal, when not structurally integrated with the main structure, of awnings, gutters, downspouts, light fixtures, open fire escapes and other attachments.
4. The removal of signs.
5. The removal of paint.
6. The removal of site improvement features such as fencing, sidewalks, streets, driveways, curbs, alleys, landscaping and asphalt.
7. The replacement of clear glass with no historic markings.

NOTE: Items 2,3,4,5 and 6 may be considered rehabilitation and may require a Certificate of Appropriateness under other guidelines in this plan.

**CRITERIA FOR DEMOLITION**

The IHPC shall approve a Certificate of Appropriateness or Authorization for demolition as defined in this chapter only if it finds one or more of the following:

1. The structure poses an immediate and substantial threat to the public safety.
2. The historic or architectural significance of the structure or part thereof is such that, in the Commission's opinion, it does not contribute to the historic character of the structure and the district, or the context thereof.
3. The demolition is necessary to allow new development which, in the Commission's opinion, is of greater significance to the preservation of the district than is retention of the structure, or portion thereof, for which demolition is sought.
4. The structure or property cannot be put to any reasonable economically beneficial use for which it is or may be reasonably adapted without approval of demolition.

The IHPC may ask interested individuals or organizations for assistance in seeking an alternative to demolition.

When considering a proposal for demolition, the IHPC shall consider the following criteria for demolition as guidelines for determining appropriate action:

**Condition**

Demolition of an historic building may be justified by condition, but only when the damage or deterioration to the structural system is so extensive that the building presents an immediate and substantial threat to the safety of the public. In certain instances demolition of selective parts of the building may be authorized after proper evaluation by the Indianapolis Historic Preservation Commission.

**Significance**

The Commission has the responsibility of determining the significance of a structure and whether it contributes to the district. It shall consider the architectural and historical significance of the structure individually, in relation to the street, and as a part of the district as a whole. These same considerations will be given to parts of the building. The Commission will also consider how the loss of a building or a portion thereof, will affect the character of the district, the neighboring buildings, and in the case of partial demolition, the building itself. Buildings that are noted in the plan as non-contributing or potentially contributing shall be researched to confirm that there is no obscured architectural or historical significance.

In making its determination of significance, the Commission shall consider the following:

1. Architectural and historic information included in this plan.
2. Information contained in the district's National Register nomination.
3. Information contained in any other professionally conducted historic surveys pertaining to this district.
4. The opinion of its professional staff.
5. Evidence presented by the applicant
6. Evidence presented by recognized experts in architectural history.

**Replacement**

Demolition of a structure may be justified when, in the opinion of the Commission, the proposed new development with which it will be replaced is of greater significance to the preservation of the district than retention of the existing structure. This will only be the case when the structure to be demolished is not of material significance, the loss of the structure will have minimal effect on the historic character of the district, and the new development will be compatible, appropriate and beneficial to the district.

NEW AUGUSTA CONSERVATION DISTRICT  
DEMOLITION STANDARDS

To afford the Commission the ability to consider demolition on the basis of replacement development, the applicant shall submit the following information as required by the Commission or its staff.

1. Elevations and floor plans.
2. A scaled streetscape drawing showing the new development in its context (usually including at least two buildings on either side.)
3. A site plan showing the new development and structure(s) to be demolished.
4. A written description of the new development.
5. A time schedule for construction and evidence that the new construction will occur.
6. Any other information which would assist the Commission in determining the appropriateness of the new development and its value relative to the existing structure(s).

**Economics**

If requested by the applicant, the Commission shall consider whether the structure or property can be put to any reasonable economically beneficial use for which it is or may be adapted including (for income producing property) whether the applicant can obtain a reasonable economic return from the existing property without the demolition. The owner has the responsibility of presenting clear and convincing evidence to the Commission. The Commission may prepare its own evaluation of the property's value, feasibility for preservation, or other factors pertinent to the case.

To afford the Commission the ability to consider the economic factors of demolition, the applicant shall submit the following information when required by the Commission:

1. Estimate of the cost of the proposed demolition and an estimate of any additional costs that would be incurred to comply with recommendations of the Commission for changes necessary for the issue of a Certificate of Appropriateness.
2. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the structure and its suitability for rehabilitation.
3. Estimated market value of the property both in its current condition, and after completion of the proposed demolition to be presented through an appraisal by a qualified professional appraiser.
4. An estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure.
5. For property acquired within twelve years of the date an application for a Certificate of Appropriateness is filed:



NEW AUGUSTA CONSERVATION DISTRICT  
DEMOLITION STANDARDS

- amount paid for the property,
  - the date of acquisition,
  - the party from whom acquired, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was acquired, and
  - any terms of financing between the seller and buyer.
6. If property is income-producing, the annual gross income from the property for the previous two years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period.
  7. Remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two years.
  8. All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing or ownership of the property.
  9. Any listing of the property for sale or rent, price asked and offers received, in any, within the previous two years. .
  10. Copy of the most recent real estate tax bill.
  11. Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other method.
  12. Any other information which would assist the Commission in making a determination as to whether the property does yield a reasonable return to the owners, e.g. proforma financial analysis.



# BUILDING INVENTORY



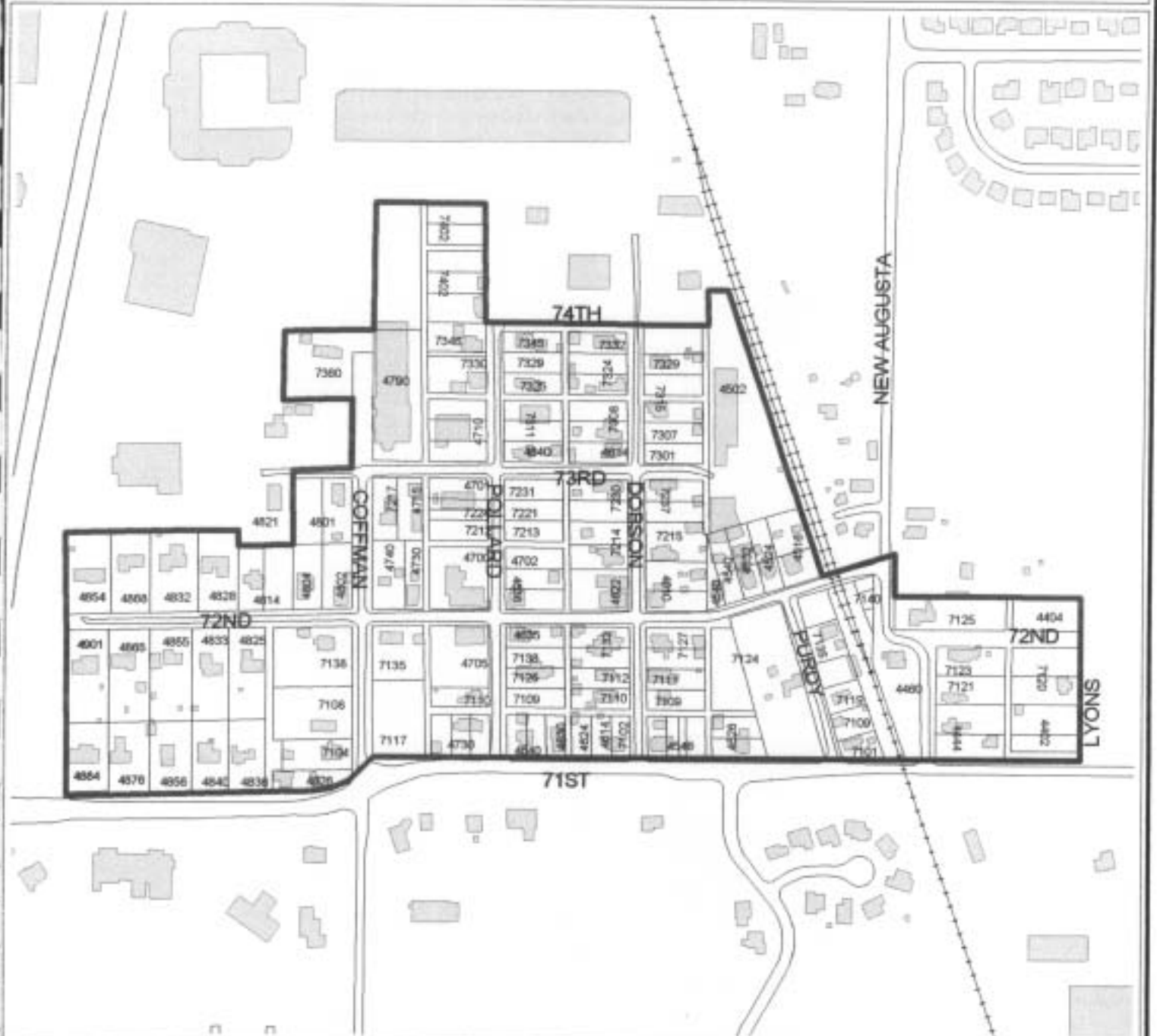
7200 Dobson Street (c. 1976)

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NEW AUGUSTA CONSERVATION AREA

# Property Address Map

## New Augusta Conservation District



**Indianapolis  
Historic Preservation  
Commission**

This map does not represent a legal document. It is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy or merchantability.

100 0 100 200 300 Feet



March 1999

Produced By: The GIS Section

Data Source: The City of Indianapolis  
Geographic Information Systems



**4402 W. 71<sup>st</sup> Street**



**4444 W. 71<sup>st</sup> Street**



**4526 W. 71<sup>st</sup> Street**



**4546 W. 71<sup>st</sup> Street**



4630 W. 71<sup>st</sup> Street



4640 W. 71<sup>st</sup> Street



4730 W. 71<sup>st</sup> Street

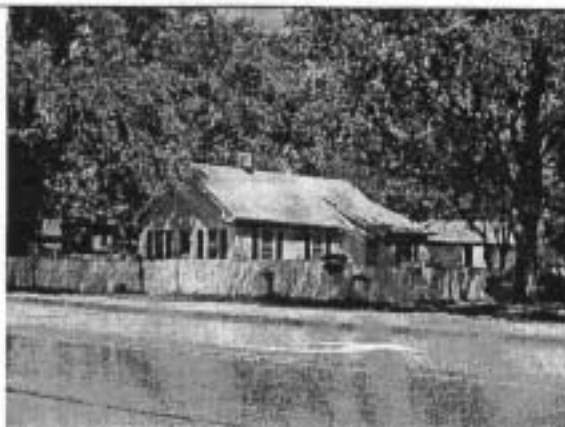


4806 W. 71<sup>st</sup> Street



NEW AUGUSTA CONSERVATION DISTRICT

4826 W. 71<sup>st</sup> Street



4836 W. 71<sup>st</sup> Street



4840 W. 71<sup>st</sup> Street



4856 W. 71<sup>st</sup> Street





4876 W. 71<sup>st</sup> Street



4884 W. 71<sup>st</sup> Street



4516 W. 72<sup>nd</sup> Street



4524 W. 72<sup>nd</sup> Street





NEW AUGUSTA CONSERVATION DISTRICT

4532 W. 72<sup>nd</sup> Street



4540 W. 72<sup>nd</sup> Street



4610 W. 72<sup>nd</sup> Street



4622 W. 72<sup>nd</sup> Street



4635 W. 72<sup>nd</sup> Street

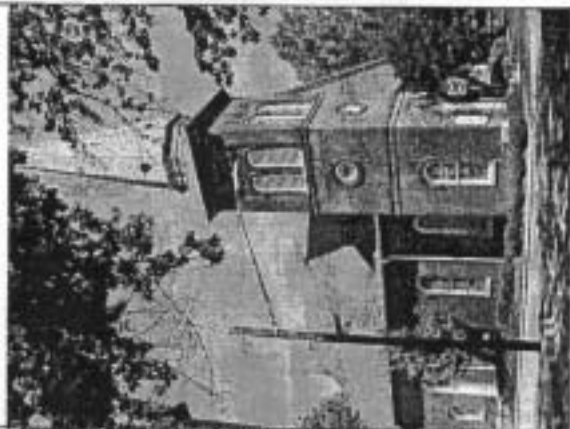


4636 W. 72<sup>nd</sup> Street



NEW AUGUSTA CONSERVATION DISTRICT

4700 W. 72<sup>nd</sup> Street



4705 W. 72<sup>nd</sup> Street



4730 W. 72<sup>nd</sup> Street



4740 W. 72<sup>nd</sup> Street



4802 W. 72<sup>nd</sup> Street



4804 W. 72<sup>nd</sup> Street



4814 W. 72<sup>nd</sup> Street



4825 W. 72<sup>nd</sup> Street



NEW AUGUSTA CONSERVATION DISTRICT

4828 W. 72<sup>nd</sup> Street



4832 W. 72<sup>nd</sup> Street



4833 W. 72<sup>nd</sup> Street



4855 W. 72<sup>nd</sup> Street





4865 W. 72<sup>nd</sup> Street



4868 W. 72<sup>nd</sup> Street



4854 W. 72<sup>nd</sup> Street



4901 W. 72<sup>nd</sup> Street



**4502 W. 73<sup>rd</sup> Street**



**4510 W. 73<sup>rd</sup> Street**



**4614 W. 73<sup>rd</sup> Street**



4640 W. 73<sup>rd</sup> Street



4701 W. 73<sup>rd</sup> Street



4710 W. 73<sup>rd</sup> Street



4790 W. 73<sup>rd</sup> Street





**4801 W. 73<sup>rd</sup> Street**



**7104 Coffman Road**



**7108 Coffman Road**



**7135 Coffman Road**



**7138 Coffman Road**



**7217 Coffman Road**



**7360 Coffman Road**



**7102 Dobson Street**



**7109 Dobson Street**



**7110 Dobson Street**



**7111 Dobson Street**



**7112 Dobson Street**



**7127 Dobson Street**



**7132 Dobson Street; aka 4615 W.  
72<sup>nd</sup> Street**



**7214 Dobson Street**



**7215 Dobson Street**



**7230 Dobson Street**



**7237 Dobson Street**



**7308 Dobson Street**





**7315 Dobson Street**



**7324 Dobson Street**



**7329 Dobson Street**



**7332 Dobson Street**



**7120 Lyons Avenue**



**4460 New Augusta Road**



**7121 New Augusta Road;  
aka 7121 Change St.**



**7123 New Augusta Road**



**7125 New Augusta Road**



**7110 Pollard Street**



**7125 Pollard Street**



**7311 Pollard Street**





**7325 Pollard Street**



**7330 Pollard Street**



**7345 Pollard Street**



**7346 Pollard Street**



**7402 Pollard Street**



**7101 Purdy Street**



**7109 Purdy Street**



**7119 Purdy Street**



**7124 Purdy Street**

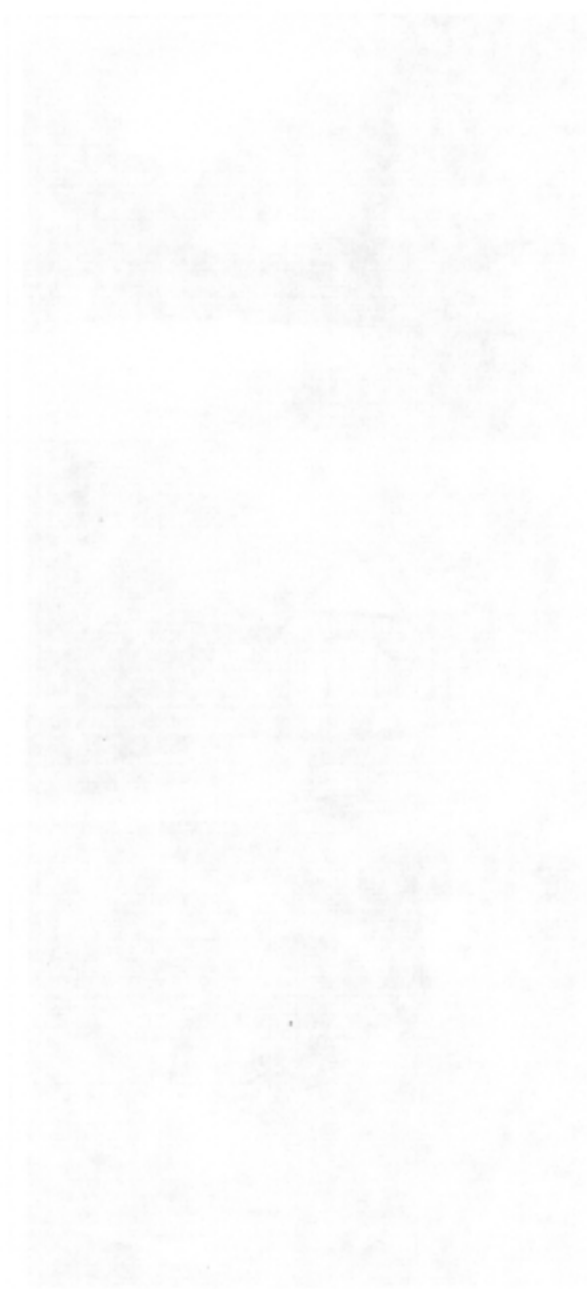


**7135 Purdy Street**



**7135 Purdy Street**





1. *[Faint, illegible text]*

2. *[Faint, illegible text]*

3. *[Faint, illegible text]*

4. *[Faint, illegible text]*

